

YUBA COUNTY GENERAL PLAN

OPEN SPACE AND CONSERVATION ELEMENT

December, 1973

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SACRAMENTO REGIONAL AREA PLANNING COMMISSION,
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The preparation of the Yuba County Open Space and Conservation Element was financed in part by a grant from the Department of Housing and Urban Development under section 701 of the Housing Act of 1964 and administered through the Integrated Grant Administration.

Mr. Ronald E. Leri, Chairman
Yuba County Board of Supervisors
Mr. Lemuel Osborne, Chairman
Yuba County Planning Commission
County Courthouse, 215 Fifth Street
Marysville, CA 95901

Gentlemen:

The Yuba County Citizens' Open Space and Conservation Advisory Committee has completed its work on the Open Space and Conservation Element and is pleased to transmit it to the Planning Commission and the Board of Supervisors. The Committee recommends that both the Planning Commission and the Board of Supervisors initiate proceedings to adopt the element as the official Open Space and Conservation Element of the Yuba County General Plan.

This element has been prepared to place the County of Yuba in full compliance with the State of California requirements for adopted open space and conservation elements. The goals, policies and recommendations outlined in this element will guide the County of Yuba in making future decisions giving due consideration to the open space and conservation needs of the County.

The Open Space and Conservation Element was prepared by the staffs of the Yuba County Planning and Economic Development Department and the Sacramento Regional Area Planning Commission. The Citizens' Open Space and Conservation Advisory Committee provided policy direction to the staff and through Committee review has insured that the element expresses the needs and desires of the citizens of Yuba County.

As chairman of the Committee, I would like to express my appreciation to the many individuals who contributed their time and talents in the preparation of this element.

Sincerely,

W. A. Dippel, Jr.

W. A. Dippel, Jr., Chairman
Yuba County Citizens' Open
Space and Conservation Advisory
Committee

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SUMMARY

The Open Space and Conservation Element of the Yuba County General Plan identifies types and uses of open space and natural resources in the County, and establishes goals and policies for the optimum use of these environmental features. It is the intent of the Element to provide a planning framework for future decisions regarding the preservation, utilization, and development of the County's natural environment.

There is an abundance of open space land in Yuba County. Approximately 96% of the total land area of the County is devoted to an open space use. Agriculture, timber, and livestock production on open space lands contributes substantially to the County's economy. The natural environment of the County affords many opportunities for outdoor recreation activities, including some of the State's finest hunting and fishing, the enjoyment of scenic landscapes and nature study. The natural environment also conditions man's use of the land, due to the presence of inherent hazards such as flooding, unstable soils, and high fire dangers.

The demand for additional intensive development in the form of new homes, vacation home developments, and recreation areas outside the present urban areas is increasing in the County. On the basis of the total acreage available, the demands for these land uses should not seriously affect the total supply of open space land. However, steps must be taken to insure that future development will not have an adverse impact on the economic and ecologic functions of the County's open space resources, or

endanger the health and safety of residents. To this end, recommendations have been formulated in this element for certain open space and conservation features suggesting necessary actions to secure their protection and/or enhancement, while allowing for the reasonable development of private property.

The Open Space and Conservation Element is organized around four open space land use categories: Open Space for the Preservation of Natural Resources; Open Space for the Managed Production of Resources; Open Space for Outdoor Recreation; and Open Space for Public Health and Safety. Goals have been established for each of these broad categories, and for conservation and open space planning as a whole. These goals represent the basic objectives sought by the citizens of the County through open space and conservation planning in the ensuing years. The Goals are:

General

GOAL: TO MAINTAIN AND ENHANCE THE NATURAL RESOURCES, OPEN SPACE LAND USES AND SCENIC BEAUTY OF YUBA COUNTY IN ORDER TO PROTECT THE QUALITY OF THE ENVIRONMENT, THE COUNTY'S ECONOMY, AND THE HEALTH AND WELL-BEING OF PRESENT AND FUTURE RESIDENTS.

Open Space for the Preservation of Natural Resources

GOAL: TO PRESERVE SCARCE NATURAL RESOURCES AND TO ACHIEVE A BALANCE BETWEEN THE CONSERVATION AND UTILIZATION OF OTHER NATURAL RESOURCES IN ORDER TO MEET THE ECONOMIC, PHYSICAL AND SOCIAL NEEDS OF THE COUNTY.

Open Space for the Managed Production of Resources

GOAL: TO PROTECT VALUABLE NATURAL, MAN-MADE AND AGRICULTURAL RESOURCES, AND TO MANAGE THESE RESOURCES TO INSURE A MAXIMUM ECONOMIC RETURN WITH A MINIMUM ADVERSE ENVIRONMENTAL IMPACT.

Open Space for Outdoor Recreation

GOAL: TO SET ASIDE SUFFICIENT AREAS TO MEET FUTURE COUNTY PARK AND RECREATION NEEDS.

Open Space for Public Health and Safety

GOAL: TO PROTECT THE HEALTH AND SAFETY OF YUBA COUNTY RESIDENTS AND VISITORS BY REGULATING LANDS LOCATED IN FLOODPLAINS, UNSTABLE SOIL AREAS, EARTHQUAKE FAULT ZONES, AND OTHER AREAS INHERENTLY UNSUITED FOR INTENSIVE HUMAN USE.

INTRODUCTION

Purpose and Scope

In 1973, the State legislature amended Section 65563 of the Government Code to require that: "On or before December 31, 1973, every city and county shall prepare, adopt and submit to the Secretary of the Resources Agency a local open space plan for the comprehensive and long-range preservation and conservation of open-space land within its jurisdiction." A conservation element must also be prepared and adopted by the same date. Because of the many inter-relationships existing between conservation and open-space, they have been combined in a single Element of the Yuba County General Plan. The combined Element is fully consistent with State planning requirements.

The open space, conservation, and recreation areas of Yuba County represent environmental resources of great value which must be preserved for both the present and the future. Open space and conservation should be basic elements of the Yuba County General Plan. From the standpoint of actual physical development patterns and form, this Element can be viewed as a mechanism to coordinate and guide decisions related to the predominantly undeveloped land and water surfaces which influence and shape the quality of the County's physical environment. Furthermore, it is the intent of the Element to assure that a balance is achieved between conservation and the appropriate demand for development, in order to provide for the best



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interests of the public as well as the reasonable development of private property. In this respect, the Element will identify those areas most suitable for development and those areas which should be retained in their natural state, free from such intrusions.

The planning efforts in Yuba County have been concentrated in the urban area of the County with very little emphasis on open space planning. This Element will identify the County's open space resources, and should be used to make certain that appropriate consideration is given to open space and conservation needs and desires of the County. The Element should be considered a flexible document which should be periodically reviewed and adjusted to meet the needs of the residents of the County. The Yuba County General Plan, developed in 1967, is currently being revised and will include this Element.

Background

The preparation of this Element was undertaken as a cooperative effort by Yuba County and the Sacramento Regional Area Planning Commission. All aspects of the Element were developed with the guidance of a Citizens Advisory Committee appointed by the Board of Supervisors, to assure that the Element is consistent with the wishes of the County's citizens. The Element was formally reviewed and adopted by the County Planning Commission and the Board of Supervisors.

This Element has been coordinated with the Open Space and Conservation Elements of the Cities of Marysville and Wheatland.

It will be consistent with the Regional Conservation and Open Space Plan being developed by SRAPC and scheduled for completion in 1974.

Description and Topography of the County

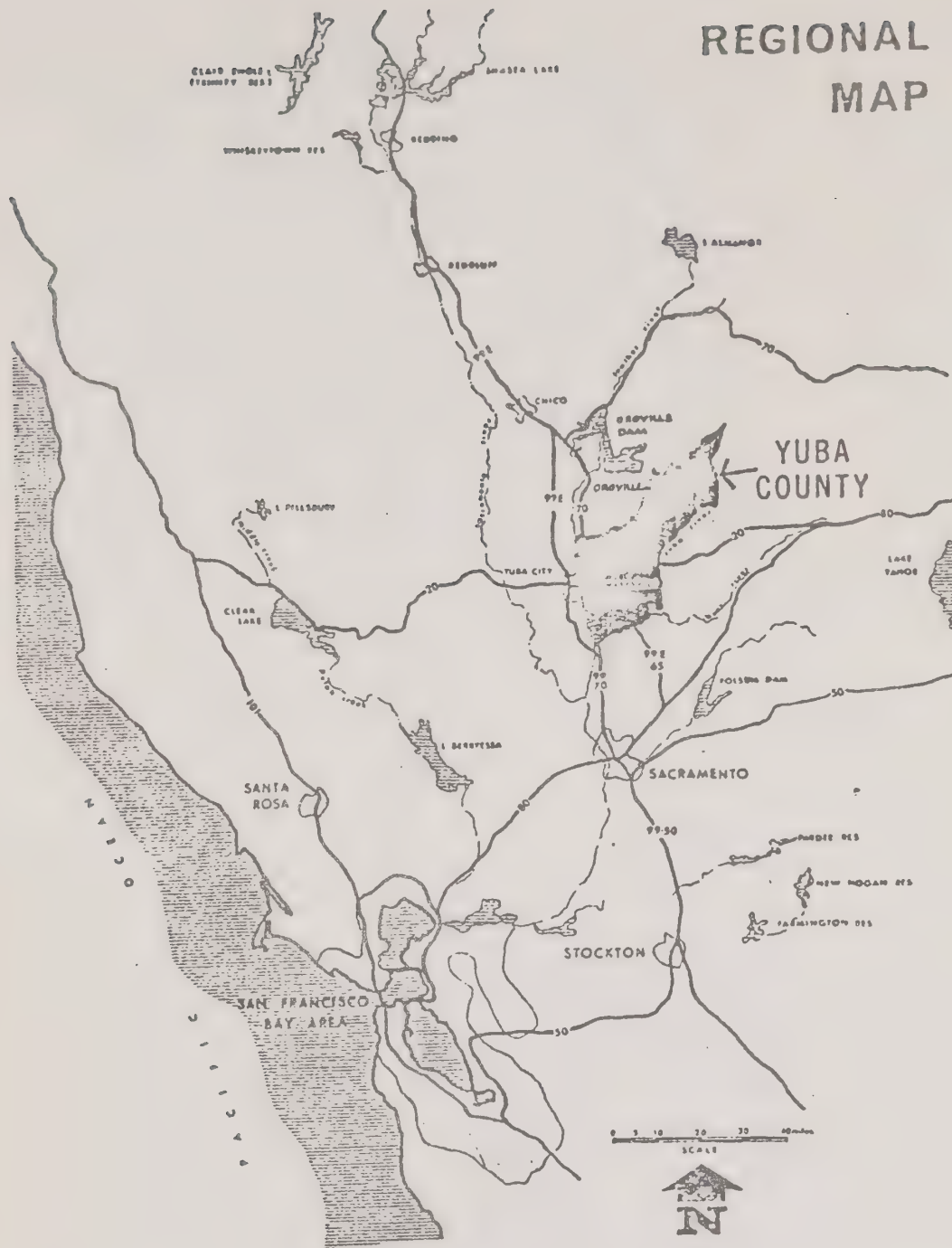
Yuba County is located in the north central part of California. The County encompasses 640 square miles of land area, and extends from the Feather River east across the Sacramento Valley and up the western slope of the Sierra Nevada Mountains (see Map 1, pg. 7). The terrain varies in elevation from approximately 30 feet above sea level at the Feather River to over 4,800 feet above sea level in the northeast corner of the County.

Approximately 4% of the County's land area is urbanized. The major urban area and population center is the City of Marysville, located at the confluence of the Feather and Yuba Rivers on the County's western boundary.

There are three geographically distinct environments within the County: the Sacramento Valley, the Sierra Nevada foothills and the mountainous uplands.

The Sacramento Valley portion of the County extends from the Feather River in an easterly direction to approximately 250 feet above sea level. The Valley is covered with rich soils and is intensively cultivated.

The Sierra Nevada foothills extend from the 200 foot level to the 2,000 foot level. The foothills consist of rolling to steep hills, low ridges and narrow valleys. The vegetation varies from oaks and grasses at the lower elevations, to dense stands of hardwoods and shrubs at the higher elevations.



Map 1

The mountainous portion of the County, above 2,000 feet, is covered primarily with a coniferous forest. Steep canyons cut by the Yuba River and other streams are conspicuous features of the mountains.

ASSUMPTIONS

Certain events or conditions are expected to occur in the County during the 20 year time frame of this Element. The presumed existence of the following conditions is reflected in the goals, policies, and recommendations developed during the open space and conservation planning process.

1. Agriculture and forestry will continue to be major land uses and essential economic activities within the County.
2. More efficient and economically feasible methods of utilizing the County's rangelands for the production of livestock and other food commodities, selected urban development and to serve additional open space functions, such as recreation, will be developed and implemented.
3. Existing recreation facilities will attract an increasing number of year around visitors which will create a greater demand for tourist-oriented services and second home developments in the foothills and mountain areas.
4. Population growth and increased personal leisure time will result in greater demands for parks and recreation facilities in urban areas.

5. Expected urban growth will significantly affect the supply of agricultural land, unless appropriate land use controls are implemented to prevent urban encroachment.
6. Most County residents wish to maintain the rural nature and open space values of the County.
7. Comprehensive Federal, State, and regional programs will become increasingly available to local agencies to deal with problems of pollution, resource management, and land use.
8. If the Marysville Dam is completed by 1990, this Element should be extensively revised to reflect conditions that will exist with the Dam and Reservoir.

THE OPEN SPACE AND CONSERVATION ELEMENT

Goals and Policies

The desires of the citizens of Yuba County can very effectively be stated through the formulation of goals and policies to be used in structuring the Open Space and Conservation Element. Goals are statements of the general aims to be attained and policies are specific statements of how the aims can be attained.

This plan contains a number of goals and policies which express the County's interest in open space and conservation. The general open space and conservation goal of the County of Yuba is:

TO MAINTAIN AND ENHANCE THE NATURAL RESOURCES, OPEN SPACE LAND USES AND SCENIC BEAUTY OF YUBA COUNTY IN ORDER TO PROTECT THE QUALITY OF THE ENVIRONMENT, THE COUNTY'S ECONOMY, AND THE HEALTH AND WELL-BEING OF PRESENT AND FUTURE RESIDENTS.

Additional goals and specific implementing policies have been developed for each of the State mandated open space categories. The categories are:

1. Open Space for the Preservation of Natural Resources.
2. Open Space for the Managed Production of Resources.
3. Open Space for Outdoor Recreation.
4. Open Space for Public Health and Safety.

These goals and policies are presented with an inventory of the County's open space and natural resources related to each of the four categories.

Open Space and Conservation Inventory

A rich variety of open space lands and natural resources are found throughout the County. The purpose of this inventory is to describe the types and uses of open space in the County, evaluate current conservation and management problems, and develop goals and policies for the optimum utilization of these resources.

OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

Goal

TO PRESERVE SCARCE NATURAL RESOURCES AND TO ACHIEVE A BALANCE BETWEEN THE CONSERVATION AND UTILIZATION OF OTHER NATURAL RESOURCES IN ORDER TO MEET THE ECONOMIC, PHYSICAL, AND SOCIAL NEEDS OF THE COUNTY.

Inventory and Evaluation

This section describes the natural features and landscapes which make up the physical environment of the County. Important fish and wildlife habitat, streams and stream corridors and lands with outstanding value for scientific study would be included in this category. The preservation of natural resource land is necessary for the unhindered functioning of the many interrelated parts of the natural ecosystem, including those parts of the environment that man actively utilizes.

Fish and Wildlife Habitat

The varied terrain and climate in Yuba County has produced numerous fish and wildlife habitats, including some critical habitats that are of Statewide concern because of their unique qualities or dwindling supply. A brief list of fish and wildlife species supported by the County's habitats includes: deer, pheasant, quail, salmon, trout, duck, and other waterfowl. A detailed survey of habitat types and fish and wildlife species is given in Appendix A. A habitat map is given on page 15.

There are certain habitat types in the County that are particularly crucial to the maintenance of fish and wildlife resources. These types are:

Riparian Habitat

This habitat occurs as a strip of vegetation along streams and sloughs, and consists of cottonwood, alder, willow, blackberry, wild grape, and other vines and shrubs. The dense low vegetation provides food and cover for a greater variety of wildlife species than any other habitat type. On a Statewide basis, this important habitat comprises only .3% of the total land area; in Yuba County, it occurs on less than .5% of the land. The supply of this habitat is disappearing at a rapid rate in many parts of the State, due to the encroachment of man's activities in flood plains and along streambanks.

Significant riparian habitat in Yuba County is found along most of the Feather River, the Bear River, the lower Yuba River and Moncut Creek. Scattered areas are also found along Dry

Creek, Jack-Simmerly Sloughs, and other sloughs. These areas are all vulnerable to development that results in the direct or indirect removal of vegetation, or the undue disruption of wildlife activities. In Yuba County, this includes urban development immediately adjacent to streams, flood control projects, and the removal of natural streamside vegetation for agricultural expansion.

Winter Deer Range

Migratory deer utilize foothill lands in Eastern Yuba County for winter feeding. Sufficient winter range is necessary to maintain the size and quality of resident deer herds. Over crowded conditions are not uncommon at the present time on existing winter feeding areas.

Reservoirs and residential developments may reduce the amount of quality areas utilized for winter range. An additional problem is the impairment of deer migration routes by similar developments and roads.

Mountain Meadows

In the higher elevations of the County, meadows occurring within the forest areas provide important feeding areas for many species of wildlife and birds. These unique environments should be protected from development and intensive recreational use.

In addition to the above habitat types, the following specific places are prime fish and wildlife habitat within the County:

District 10 and the Jack-Simmerly Slough Drainage Area

This area is a productive rice growing region, and the location of excellent waterfowl habitat within the County and the

Central Valley. Jack and Sinnerly Sloughs, which run through the area, contribute to the wildlife values present here. There are several private waterfowl hunting clubs in the area.

The principal wildlife concern in this area is the continuation of the existing agricultural land use, and the preservation of the Sloughs. At the present time, development pressures are very low; however, current zoning (A-1) is not sufficiently restrictive to discourage land speculation for potential development purposes.

Plumas Lake

Plumas Lake is the remnant of a larger lake that has been extensively reclaimed. What remains provides some excellent waterfowl and warm water fish habitat.

The Lake is an unusual natural feature as well as an important wildlife area. The Army Corps of Engineers has indicated an interest in obtaining an easement around the Lake as part of their proposed Linda-Olivehurst flood control project. If an easement is not secured, some other means of preserving the Lake should be found.

Spenceville Wildlife and Recreation Area

The Spenceville Wildlife and Recreation Area, operated by the State Department of Fish and Game, consists of 10,000 acres located east of Beale Air Force Base. The primary purpose of the management plan at Spenceville is to expand and enhance the habitat for wildlife species that are present there. Many wildlife species (dove, quail, rabbit, wild turkey, squirrel and deer) and warm water fish are found within the area. The facility is open to the public for day use recreation activities, including some hunting.

Native Vegetation







Man's activities in Yuba County have in many instances resulted in the removal of native vegetation. In the Valley areas, the construction of levees and the reclamation of wetlands for agriculture has reduced stands of typical streamside vegetation and marsh plants. Urbanization and the expansion of intensive agriculture have also claimed many large oak trees and tree groves.

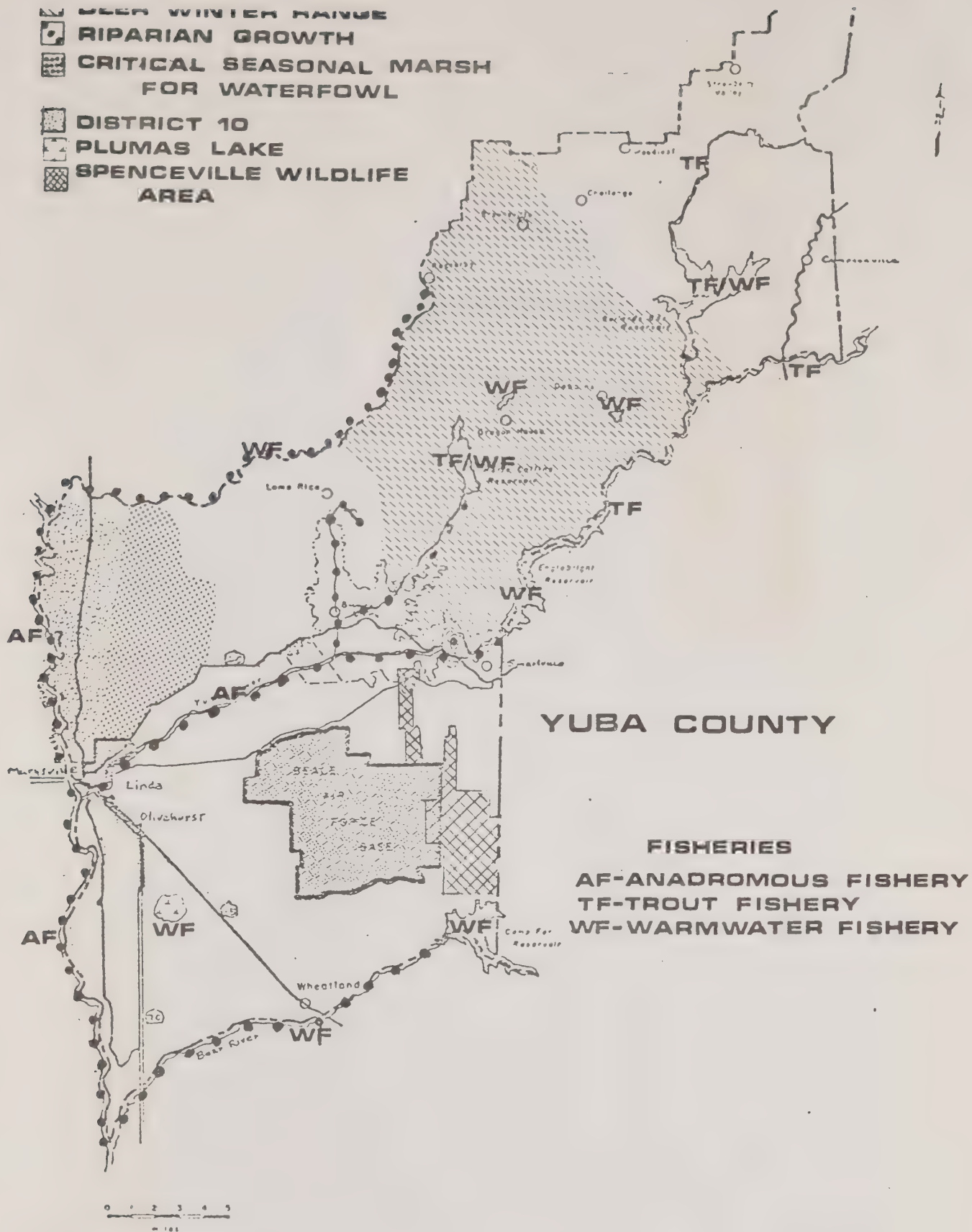
In the 1800's, overgrazing of rangelands contributed to the decline and eventual replacement of native bunchgrasses with less desirable annual grass species, seriously affecting the quality of the County's once rich ranges. Efforts are now being made by the University of California to restore native forage grasses on lands at the U. C. operated Sierra Foothills Field Station, 20 miles east of Marysville.

Native plants are important scenic, ecologic, and historic features of the County's landscape. There is a need to promote individual efforts to maintain, enhance, and utilize native vegetation within the County.

Streams and Stream Corridors

To a large extent, the natural features of Yuba County are shaped by the rivers that flow through it and form over 100 miles of its borders. The Feather, Yuba, and Bear Rivers plus Honcut Creek are the largest water features in the County. Preserving the quality of the water, and the adjacent flood plains of the County's waterways is a prime consideration of this Element, and will be discussed throughout the four open space categories in this Inventory.

-  DEER WINTER RANGE
-  RIPARIAN GROWTH
-  CRITICAL SEASONAL MARSH FOR WATERFOWL
-  DISTRICT 10
-  PLUMAS LAKE
-  SPENCEVILLE WILDLIFE AREA



Source: Calif. Dept. of Fish and Game

The major streams of the County's drainage basins originate near the summits of the Sierra Nevada and soon drop steeply into deep canyons before gradually decreasing in slope as they pass through the foothill region and across the valley floor. The Yuba River has its beginnings near the crest of the Sierra Nevada and drains about 1,358 square miles of the western slope before entering the Feather River at Marysville. Its principal tributaries are the North, Middle, and South Forks, Deer Creek, and French Dry Creek. The Bear River drains a narrow basin between the Yuba and American River watershed areas in the Sierras. It drops rapidly through a steep canyon before merging into the foothill region, then travels westerly across the Valley floor where it is joined by Dry Creek, and finally converges with the Feather River at the most southerly point of the County. The Feather River originates in eastern Plumas County, flows in a southerly direction, and forms the entire western boundary of the County.

The importance of these rivers for riparian wildlife habitat and anadromous fish has been discussed in preceding portions of this inventory. On a system-wide basis, the Yuba County waterways provide 91 miles of coldwater fish streams (trout, shad, salmon), and 92 miles of warmwater fish streams (bass, sunfish, catfish, and crappie). Numerous species of wildlife, including deer, racoon, duck, and quail are concentrated near the rivers and creeks. In addition, the diverse and unique landscapes of the County's rivers and streams represent an irreplaceable scenic resource within the County and the State. A balance must be achieved in the County between the ecologic functions of the

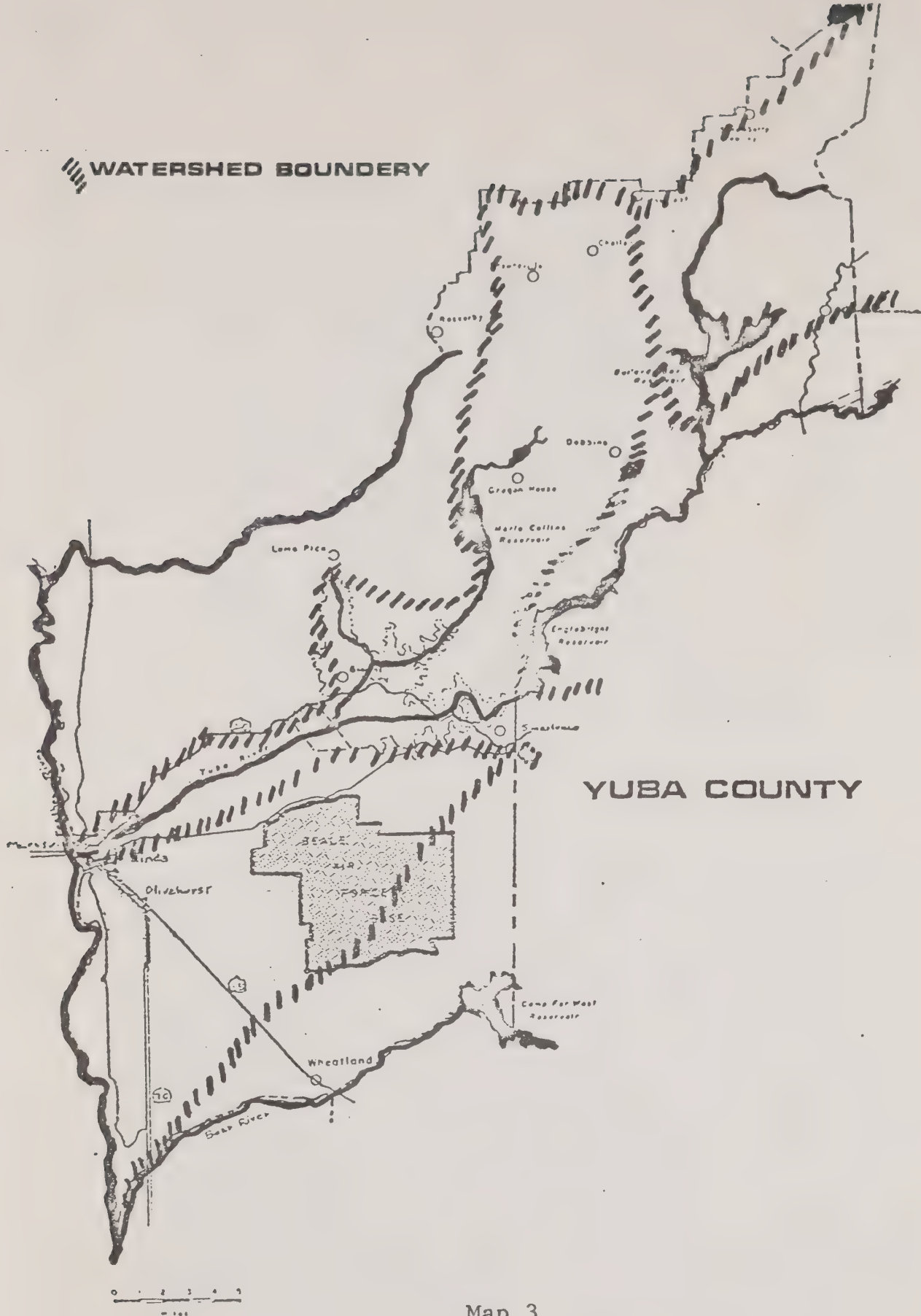
major Rivers, and their utilization by man for other purposes. Human uses of the rivers will be discussed more fully under the open space categories of Managed Production of Resources, Outdoor Recreation, and Public Health and Safety.

Watersheds

The mountainous region in the northeastern part of the County contains watersheds (drainage regions) for the rivers and lesser streams in the County. The annual runoff of watersheds is a combination of rain, snowmelt, and groundwater that reaches the earth's surface.

The condition of watershed lands greatly influences the amount and quality of water that is distributed to surface waters and ultimately, groundwater supplies. Inadequate or disturbed vegetal cover on watershed lands can lead to excessive erosion causing siltation of stream and lakes. Also, where natural ground cover has been removed, or certain drainage channels covered with impervious surfaces, flooding can occur. Natural conditions normally act as a "sponge" to soak up or slow the movement of water, thus generally preventing excessive surface runoff.

Pesticide and fertilizer residues, or other hazardous substances on watershed lands can potentially be carried to surface waters, causing water pollution. A more complicated pattern of water pollution can occur when groundwater which eventually reaches surface waters is contaminated by wastes generated from inadequate sewage or solid waste disposal systems in watershed regions.



Map 3

WATERSHEDS

The proper management of watersheds is a complex process, and of extreme importance if quality water supplies are to be maintained. All developments on watershed lands should be carefully evaluated as to their potential impact on the land surface and water resources.

Policies

The County of Yuba will:

1. Protect high quality plant areas and critical wildlife habitat in the County.
2. Protect the fisheries in the County's rivers, streams, reservoirs, sloughs and other water bodies.
3. Encourage the preservation and enhancement of the natural features of the County including rivers and streams and their banks, mountain peaks, bluffs, areas of scenic beauty, and native vegetation.
4. Conserve vegetation on critical watershed lands as a means to prevent erosion, siltation and flooding and protect water quality, and manage these lands for compatible open space purposes, such as recreation, wildlife habitat, etc.
5. Establish open space reserves near urban areas and temporarily preserve open space uses to provide opportunities for future decisions on urban growth in these areas.

OPEN SPACE FOR THE MANAGED PRODUCTION OF RESOURCES

Goal

TO PROTECT VALUABLE NATURAL, MAN-MADE AND AGRICULTURAL RESOURCES AND TO MANAGE THESE RESOURCES TO INSURE A MAXIMUM ECONOMIC RETURN WITH A MINIMUM ADVERSE ENVIRONMENTAL IMPACT.

Inventory and Evaluation

Open space in this category includes lands for the production of food and fibers, areas required for groundwater recharge and water resources development, commercial forests, and other open space areas and natural resources that are intensively managed and utilized by man.

Agricultural Soils

Agriculture is a main industry in Yuba County. Most of the intensively farmed land is in the western valley area of the County. Approximately 70,000 acres of irrigated agricultural land supports rice, irrigated pasture, peaches, prunes, pears, walnuts, melons, alfalfa, milo, beans, and other crops. Non-irrigated lands (15,000 acres) are mostly dry farmed to barley or used for annual range and pasture.

The suitability of Yuba County's soils for agricultural purposes is indicated on the Land Capability map on page 24. The Land Capability Classification was developed by the U. S. Soil Conservation Service. The classification begins with individual soils and groups them into categories primarily on their ability to produce common cultivated crops and pasture

plants without soil damage over a long period of time. The broadest category, the Land Capability Class, indicates the general suitability and limitations of soils types for cultivation. There are 8 Classes of soils. These Classes and their general characteristics are:

Land Suited for Cultivation and Other Uses	Class I - few limitations that restrict their use.
	Class II - some limitations that reduce plant choice or require moderate conservation practices.
	Class III - severe limitations that reduce the choice of plants, require special conservation practices, or both.
	Class IV - very severe limitations that restrict the choice of plants, require careful management, or both.

Land Generally Not Suited for Cultivation	Class V - little or no erosion hazard, but have other limiting characteristics.
	Class VI - severe limitations that make them generally unsuited for cultivation.
	Class VII - very severe limitations for cultivation.
	Class VIII - uses limited to recreation, wildlife, water supply or aesthetic purposes.

Class I and II soils are generally considered prime agricultural soils, and support the County's more valuable crops. In order to protect the agricultural sector of the County's economy, lands with prime agricultural soils should be subject to controls that prevent premature or unnecessary urban development, or other incompatible land uses, from encroaching in the areas.

While prime soils are very important to the continuation of agriculture in the County, soils of Classes III and IV may also be well suited for the production of certain crops because of special adaptations of the crops, or the use of special farming practices. Non-prime lands that support important agricultural commodities should be reserved for such uses.

The current County zoning ordinance does not provide adequate protection for valuable agricultural lands. Within the present

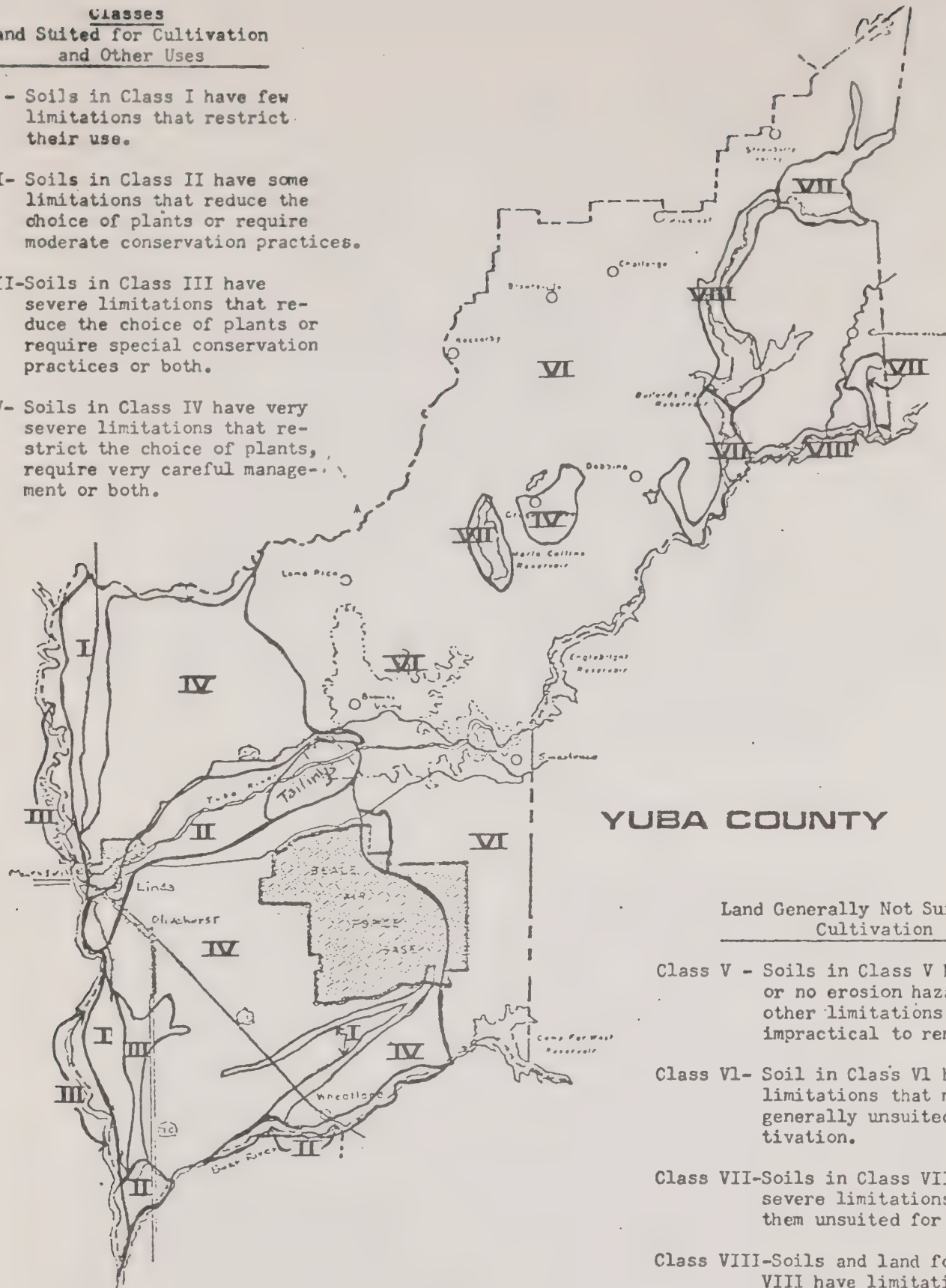
Classes
Land Suited for Cultivation
and Other Uses

Class I - Soils in Class I have few limitations that restrict their use.

Class II- Soils in Class II have some limitations that reduce the choice of plants or require moderate conservation practices.

Class III-Soils in Class III have severe limitations that reduce the choice of plants or require special conservation practices or both.

Class IV- Soils in Class IV have very severe limitations that restrict the choice of plants, require very careful management or both.



YUBA COUNTY

Land Generally Not Suited for Cultivation

Class V - Soils in Class V have little or no erosion hazard but have other limitations that are impractical to remove.

Class VI- Soil in Class VI have severe limitations that make them generally unsuited for cultivation.

Class VII-Soils in Class VII have very severe limitations that make them unsuited for cultivation.

Class VIII-Soils and land forms in Class VIII have limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, water supply, or aesthetic purposes.

Map 4

LAND CAPABILITY CLASSES

ordinance, the A-1 and A-2 zones (making up the agricultural zoning) are not restrictive and allow most land uses with only minimum protection of prime agricultural lands.

Forest Lands

About 28% (100,000 acres) of the land in Yuba County is forested. Approximately 72,000 acres of forest lands are held by the U. S. Forest Service, the Bureau of Land Management, and commercial timber companies. About 28,000 acres are held by private owners in parcels ranging from 5 - 1,000 acres in size. Many individual homes and summer cabins have been developed on private parcels.

The U. S. Forest Service, which manages almost 39% of the County's forested lands, has instituted a "multiple use" concept of forest management. This policy establishes five basic uses of National Forests. These uses are:

1. Conservation and watershed enhancement.
2. Recreation.
3. Production and conservation of timber.
4. Protection of wildlife and wildlife habitat.
5. Rangeland for livestock.

Many of the management concepts developed by the National Forest Service are practiced by private owners of timberlands. The protection of timber resources is vital to the County's economy and for the conservation of water resources originating in forested watersheds.

Scattered residential development on private holdings within forest lands create a number of problems, including increased

fire risks, conflicts with timber harvesting practices, land erosion and water pollution, and adverse effects on wildlife. Mountain subdivisions can seriously reduce the economic and resource values of forest lands if improperly located or designed.

Present zoning of forest lands, like the zoning on agricultural lands, allows residential development with a use permit. There is a need for better zoning controls and development standards in these areas to protect forest resources. The control of residential subdivisions is particularly important within or adjacent to areas where the commercial production of timber is currently a principle land use.

Rangelands

35% of the land area in Yuba County is used for or has a potential use for range pasture. This land occurs in the foothills and on the eastern edge of the Sacramento Valley. The annual grassland pasture is grazed mainly from October to May. In the summer, when dryer conditions persist, the livestock generally are moved to irrigated pasture in the valley or to summer range at higher elevations.

Poor soils, historical overgrazing, and competing plant species are among the factors which have limited the quality and desirability of forage in these rangelands. These lands, without extensive enhancement and conservation programs are unable to economically support continuous livestock production.

The Sierra Foothill Range Field Station, near Brown's Valley, is a 5,800 acre experimental facility operated by the

University of California for the purposes of developing improved rangeland management techniques. The Station's Policy Statement describes the major research areas pursued at the facility as follows:

- Improvement of forage production, quality, and uses through vegetation-type conversion, introduction of improved plant species, grazing management, improved plant and animal nutrition, and more efficient nutrient cycling.
- Efficiency in water management and use -- aspects of watershed management which influence water yield and quality, soil stability and availability to domestic and game animals; aspects of irrigation water management related to use efficiency.
- Determining the compatibility of domestic animals and wildlife, including competition between domestic species and wild game, parasite and disease relations, predator-prey relations, and the effects of wildlife on forage production.
- Studies of plant/animal ecology in areas grazed by domestic animals and in livestock-free areas.
- Recreation potential as influenced by increasing public access to the Yuba River and the Englebright Reservoir. Multiple-use opportunities as influenced by the compatibility of domestic animals and wildlife with the general public in areas suitable for agricultural production as well as for boating, hiking, picnicking, riding, nature study, and hunting of both mammals and birds.

- Economic and land-use studies to investigate the feasibility of various patterns designed to increase short- and long-term returns from alternative land management options, in terms of both monetary and social benefits.

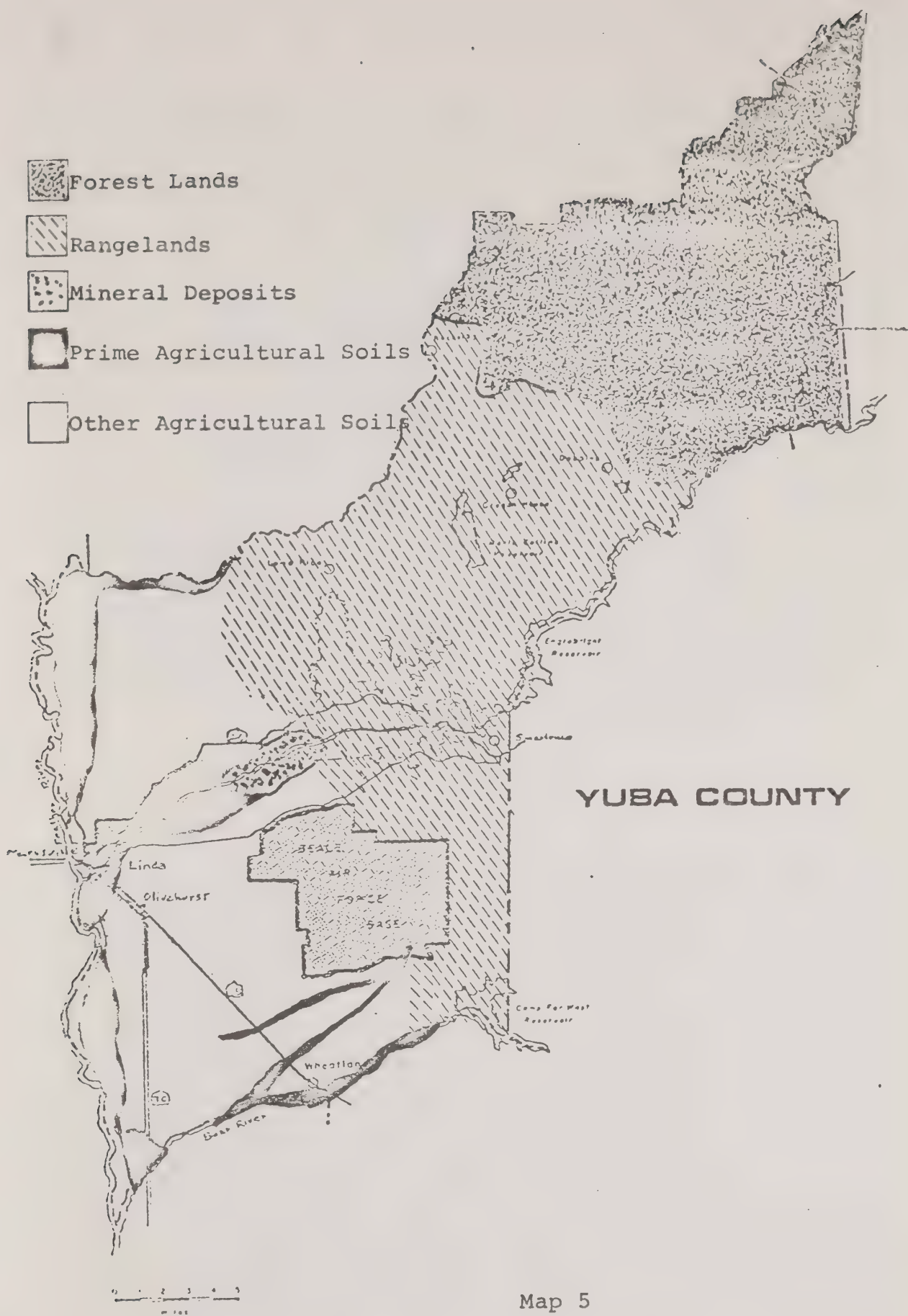
The experiments in rangeland enhancement conducted at the Field Station, and by other agencies, could substantially improve the economic potential of these lands. At the present time, erodable soils and a lack of sufficient water restricts residential development. It appears that the most feasible future use of these lands, given existing conditions, will be some improved form of pasture, agricultural, and/or recreational land use. Residential development should also be considered a suitable land use on rangelands when water and other utilities can be provided.

Minerals

Mineral resources in Yuba County include gold and platinum, sand and gravel, limestone, and natural gas. At the present time, the extractive industry in the County consists of sand and gravel operations within the floodplain of the Yuba River.

Historically, gold has been the chief source of mineral wealth in the County. Gold dredging was discontinued in the County in 1968. Gold bearing gravels remain along the Yuba River which may be dredged in the future if extraction proves to be economically feasible.

Small quantities of natural gas were produced in the County in the 1920's from beds that were probably located near Wheatland and along the Western border of the County. Explorations



OPEN SPACE FOR THE MANAGED PRODUCTION OF RESOURCES

have been made by private companies since that time, but wells have not been established. The California Division of Mines and Geology indicates that on the basis of geologic features, there could be some untapped stores of natural gas in the Valley portion of the County.

Sufficient area should be reserved along the Yuba River to accommodate the potential expansion of sand and gravel operations. Dredging associated with extractive industries can damage vegetation and the aesthetic qualities of lands adjacent to the River. Operations of this type should be encouraged to enhance disturbed sites whenever possible.

Water Resources Development

The control and utilization of Yuba County's rivers dates back to the late 1800's, when farmers began diverting Yuba River water for irrigation purposes. Today, water projects on the Yuba and Bear Rivers and their tributaries provide irrigation water, flood protection, hydroelectric power, and domestic water supplies to various parts of the County.

The major reservoirs within the County are:

<u>Reservoir</u>	<u>Stream</u>	<u>Capacity (acre-ft)</u>	<u>Owner</u>
Englebright	Yuba River	70,000	Calif. Debris Comm.
Virginia Ranch (Merle Collins)	Dry Creek	57,000	Brown Valley Irrigation District
New Bullards Bar	Yuba River	960,000	Yuba County Water Agency
Camp Far West	Bear River	103,000	South Sutter Water District

Other reservoirs include Lake Francis, Lake Mildred, Slate Creek, Hourhouse, and a portion of Sly Creek Reservoir.

Two more reservoirs in the County have been proposed for 1990. The larger would be the Marysville Dam Reservoir, located 12 miles east of Marysville on the Yuba River. This reservoir, as proposed by the U. S. Army Corps of Engineers, would have approximately 11,000 surface acres of water (approximately three times the size of the New Bullards Bar Reservoir) and 60 miles of shoreline. This project has been designed to provide flood protection, irrigation water and hydroelectric power (under the management of the Bureau of Reclamation) and would be integrated into the Central Valley Project. Some recreation facilities would also be provided. The New York Flats Reservoir, projected for construction in the Brownsville-Challenge area, would provide approximately 585 surface acres of water for domestic and recreational uses.

Groundwater

Groundwater can be utilized by pumping from wells. In Yuba County, wells are an important source of domestic and irrigation water supplies.

The natural occurrence of groundwater is a function of sub-surface rock formations and overlying rock and soil materials. Lands that possess physical properties that allow the percolation or storage of water below the land surface are known as aquifer recharge areas and aquifers, respectively.

Subsurface waste disposal, or the presence of polluted surface waters on aquifers or aquifer recharge areas can cause contamination of groundwater. It is important, therefore, to regulate development in these areas to prevent the introduction of pollutants into groundwater supplies.

In general, the quantity of groundwater available in the County for domestic purposes is good. The increased development of surface waters for irrigation purposes has aided in the maintenance of once declining water tables in the Valley area. A problem of declining water tables is occurring in a portion of the County east of Highway 65 in the 400-500 foot elevation range.

Policies

The County of Yuba will:

1. Permanently conserve agricultural land and prime soil as a natural resource and economic asset, and for its value as open space.
2. Permanently preserve significant groundwater recharge lands as a means of maintaining the present capacity of known aquifers and the quality of groundwater supplies, thus reducing the necessity for importing water.
3. Permanently protect commercial timber lands where soil classifications indicate retention of such activity as the prime land use.
4. Identify the major sand, gravel and other mineral deposits, protect these areas from incompatible uses and permit extractive operations within appropriate environmental controls.

OPEN SPACE FOR OUTDOOR RECREATION

Goal

TO SET ASIDE SUFFICIENT AREAS TO MEET FUTURE COUNTY PARK AND RECREATION NEEDS.

Inventory and Evaluation

Open space for outdoor recreation is land utilized, or with a potential for utilization, for leisure, educational, or cultural purposes by the public. Recreational open space includes developed parks, areas of historic, cultural, and scenic values, and natural and man-made features of beauty or unique character.

Urban Parks

Urban park facilities are concentrated in the City of Marysville, where there are 72.8 acres of lakes, parks, and playgrounds. The City plans to develop a large park on City owned land within the Feather River Floodplain.

The City of Wheatland owns a 5.7 acre park site, and a community park is anticipated for part of a 40 acre school site owned by the Wheatland Elementary School District.

Recreation facilities in the unincorporated communities of Linda and Olivehurst consist of school grounds. Currently there is a need in these communities for neighborhood parks and other recreation facilities. The Board of Supervisors has earmarked some Federal revenue sharing monies for the development of parks in these communities within the next few years.

County Parks

The County owns two park and recreation facilities. The "4-H Camp" consists of 85.9 acres near Bullard Bar, and is operated as a group camping, picnicking, and general recreation

area. The park is maintained by the County. A second County owned facility, 7 acre Hammond Grove, is leased and maintained by a private archery club. It is open to the public for day use only. Hammond Grove is located on the Dry Creek, approximately 12 miles east of Marysville.

Resource-Oriented Recreation

The natural setting of Yuba County provides a variety of physical environs for outdoor recreation. Some of the County's natural resources, such as water and forest lands, are the basis for many recreation activities. A survey of popular resource-oriented recreation areas and activities are considered in this inventory. A list of outdoor recreation facilities is given in Appendix B. A map is given on page 39.

Water Resources

The numerous rivers, streams, and reservoirs within the County are extensively utilized for recreational purposes, and offer a high potential for future recreation development. Where access is available, fishing, picnicking, and swimming are the primary recreational uses of the Feather, Yuba and Bear Rivers. The Feather and Yuba Rivers offer some of the best American Shad, King Salmon, and Steelhead fishing in the State.

Developed day use and overnight facilities for camping, picnicking, and boating are available at Camp Far West, Lake Mildred, Merle Collins, Englebright, and Bullard's Bar Reservoirs. The Englebright Reservoir is noted for its unusual "floating village," a community of vacation and weekend houseboats, which

receives heavy use during the summer months. Recreation facilities are included in the plans for the proposed Marysville Dam Reservoir and New York Flats Reservoir.

A major problem confronting recreationists along the County's waterways is a lack of public access. Only one public access point is available along the 33 miles of the Feather River bordering the County. Public access to the Yuba River is limited to the Bullard's Bar and Englebright Reservoirs, and the U. S. Forest Service Campground at Oregon Creek. Portions of the Yuba River are open to the public on a fee basis. Most of the land bordering the Bear River is privately owned, except at the Camp Far West Reservoir. The recreational potential of the County's water resources would be greatly enhanced if additional access points were developed.

Forests

The Tahoe and Plumas National Forests cover over 46,000 acres of land in the northeastern portion of the County. The Forests are used by back country enthusiasts for hunting, fishing and hiking; however, there are few roads and much of the area is inaccessible for intensive public use. The Forest Service presently operates campgrounds at the Bullard's Bar Reservoir and two campgrounds on Highway 49, the Oregon Creek Campground and Frog Hollow Campground.

Demands for campgrounds and other recreational services (trails, nature tours, etc.) within the National Forests are rising. The Forest Service plans to develop a number of additional overnight facilities by 1990.

Vacation homesites are becoming an increasingly important part of the mountain recreation scene. Improved access routes and increases in personal leisure time and income will contribute to the greater development of mountain vacation homes. These developments can enhance tourism with its associated economic benefits in the County. They can also conflict with other forest uses, such as timber harvesting and watershed management. With proper standards for location and design, environmental and recreational values can be sustained while the demand for developments is satisfied.

Hunting

Hunting is a popular recreation activity in the County, due to its extensive and varied wildlife resources. Private hunting clubs in the District 10 area, north of Marysville, and south of Oliverhurst along the Feather River attract sportsmen statewide. Hunting within these areas is for ring-necked pheasant, quail, and ducks. These clubs generally lease harvested rice fields and other agricultural lands from farmers for the duration of the hunting season. Other important hunting areas, on public lands, are the Spenceville Wildlife and Recreation Area, the University of California Foothills Field Station, and the Tahoe-Plumas National Forests.

Maintaining suitable habitat for wildlife, which would include the preservation of large open tracts of agricultural land for migrating waterfowl, should be encouraged to insure the continued availability of good hunting for residents and visitors in the County.

Historic, Archaeological, and Cultural Sites

Yuba County was one of the original 27 counties established by the California Legislature in 1850. Before the coming of the white men in the 1840's, the area was inhabited by the Maidu Indians. The discovery of gold in 1848 brought great numbers of settlers to the area. By 1851, the City of Marysville grew to be the 4th largest City in California, and numerous colorful settlements sprang up in the "lode" country to the east. The City of Wheatland, incorporated in 1874, gained distinction in the early 1900's as "the largest hop producing center in the world."^{1/} In 1913, the City was the scene of the hop riots, the second major labor dispute in the nation's history. A variety of historic and cultural sites remain which recall the County's history.

A concentration of historic sites is found in Marysville. The Aaron Museum, an 1856 structure, houses documents and relics of the Gold Rush era and late 1800's. Other historic places in Marysville include St. Joseph's Catholic Church, established 1853, Chisler's Inn, established 1856, and the Bok Kai Temple, the only Temple in the United States for the worship of Bok Kai, the Chinese River God of Good Fortune.

Outside of Marysville, historic sites and towns include Camptonville, site of the Pelton Water Wheel Monument, French Corral, Wheatland, Timbuctoo, Hammontown, and the Mary Covillard Gravesite.

^{1/} California State Blue Book of 1911.

Archaeological remains of the Maidu Indian cultural are found in many parts of the County. Twenty-eight sites have been located, described, and registered with the University of California Archaeological Survey at Berkeley. In addition, there are other sites in the County that have been identified but have not yet been registered with the Survey.

Archaeological, historic, and cultural sites are shown on Map 6, page 39.

Recreation Travel

The natural and man-made landscapes of Yuba County can be enjoyed by means of scenic travel corridors, which include roads, bikeways, and trails.

Trails

Presently, there are very few designated bike, equestrian, and hiking trails in the County outside of the Tahoe-Plumas National Forests and reservoir developments. A system of trails throughout the County, linking existing and new routes, would provide a means for extended non-automobile oriented recreation travel. The Sacramento Regional Area Planning Commission's Outdoor Recreation and Parks Plan (1971) includes a bikeways and trails plan for Yuba County. This plan is shown on page 40.

Scenic Highways

The Circulation Element of the 1968 Yuba County General Plan includes a Scenic Highways system. This system provides for connecting routes between Marysville, Merle Collins and Bullard's Bar Reservoir, and a scenic foothill "loop" route. A scenic

loop route is also established for the southern part of the County. The General Plan recommended that studies be undertaken to establish the potential of these routes as an official County Scenic Highways System and a part of the State Scenic Highway System. A map of the Scenic Highways system is on page 40.

Policies

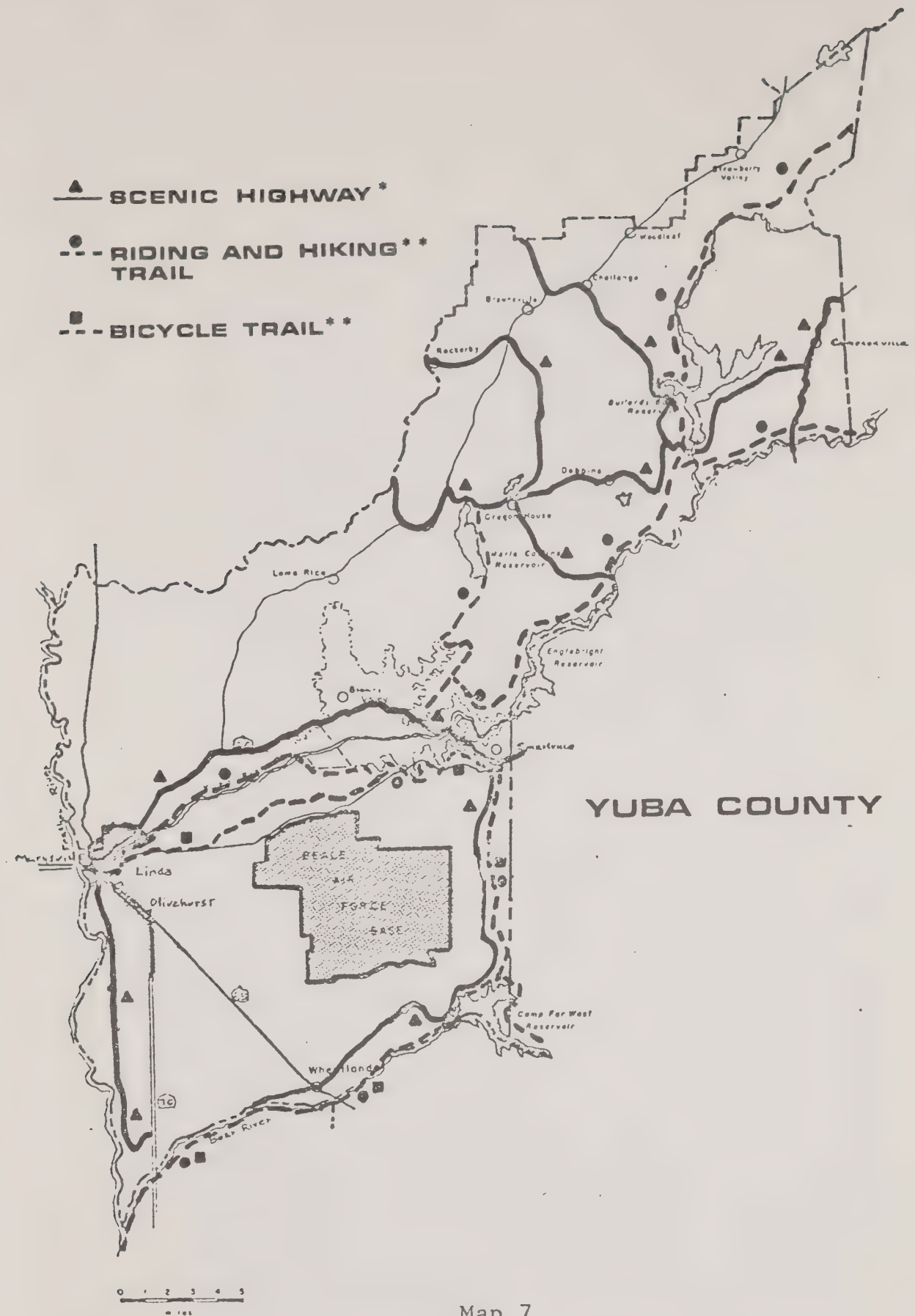
The County of Yuba will:

1. Provide additional park and recreation areas within unincorporated urban areas as allowed by financial capabilities.
2. Preserve and enhance historical, archaeological and cultural sites within the County.
3. Improve and increase the amount of public access to major rivers, streams, and reservoirs in the County.
4. Establish open space areas which will serve as links between major open space and recreation facilities, including river and stream banks, riding and hiking trails, and scenic highway corridors.
5. Encourage the development of recreation facilities by private enterprises.
6. Insure an adequate supply of appropriate vacation homesites which are in harmony with natural environmental and recreational values.

OPEN SPACE FOR PUBLIC HEALTH AND SAFETY

Goal

TO PROTECT THE HEALTH AND SAFETY OF YUBA COUNTY RESIDENTS AND VISITORS BY REGULATING LANDS LOCATED IN FLOOD-PLAINS, UNSTABLE SOIL AREAS, EARTHQUAKE FAULT ZONES, AND OTHER AREAS INHERENTLY UNSUITED FOR INTENSIVE HUMAN USE.



Map 7

SCENIC HIGHWAYS AND TRAILS

* Source: Yuba County General Plan

** Source: Regional Parks and Outdoor Recreation Plan, Sac. Reg. Area Plng. Comm.

Inventory and Evaluation

Open space for public health and safety includes areas that possess characteristics which pose health and safety hazards if developed in an unwise manner. Areas included in this category are floodplains, steep slopes, earthquake fault zones, and areas required for the protection of water quality.

Soils

Certain soils within the County have limitations for urban development. Soils limitations may restrict all development, or necessitate special engineering and construction practices to insure safe development or minimize adverse environmental impacts. The following soil limitation categories have been mapped in the County for general planning purposes by the U. S. Soil Conservation Service. Detailed site surveys are necessary to determine the exact degree of limitation within a small land area.

Soil Erosion Hazard

The soil erosion hazard refers to the tendency for removal of soil materials by water or wind when ground cover is removed or disturbed. Some factors influencing the degree of erosion hazard are slope, soil texture, and runoff. The degree of hazard is a major concern with regard to unlined irrigation channels and construction scars.

The soil erosion hazard is shown on Map 8, page 43.

Maintaining ground cover and providing protection through sound grading, engineering, and construction practices can minimize erosion caused by the development of erosion prone areas.

Limitation for Septic Tank Filter Fields

Soil limitations for septic tank filter fields are based on factors such as soil depth, slope, permeability, and water table. The proper distribution of septic tank effluent is essential to the maintenance of groundwater and surface water quality and the public's health.

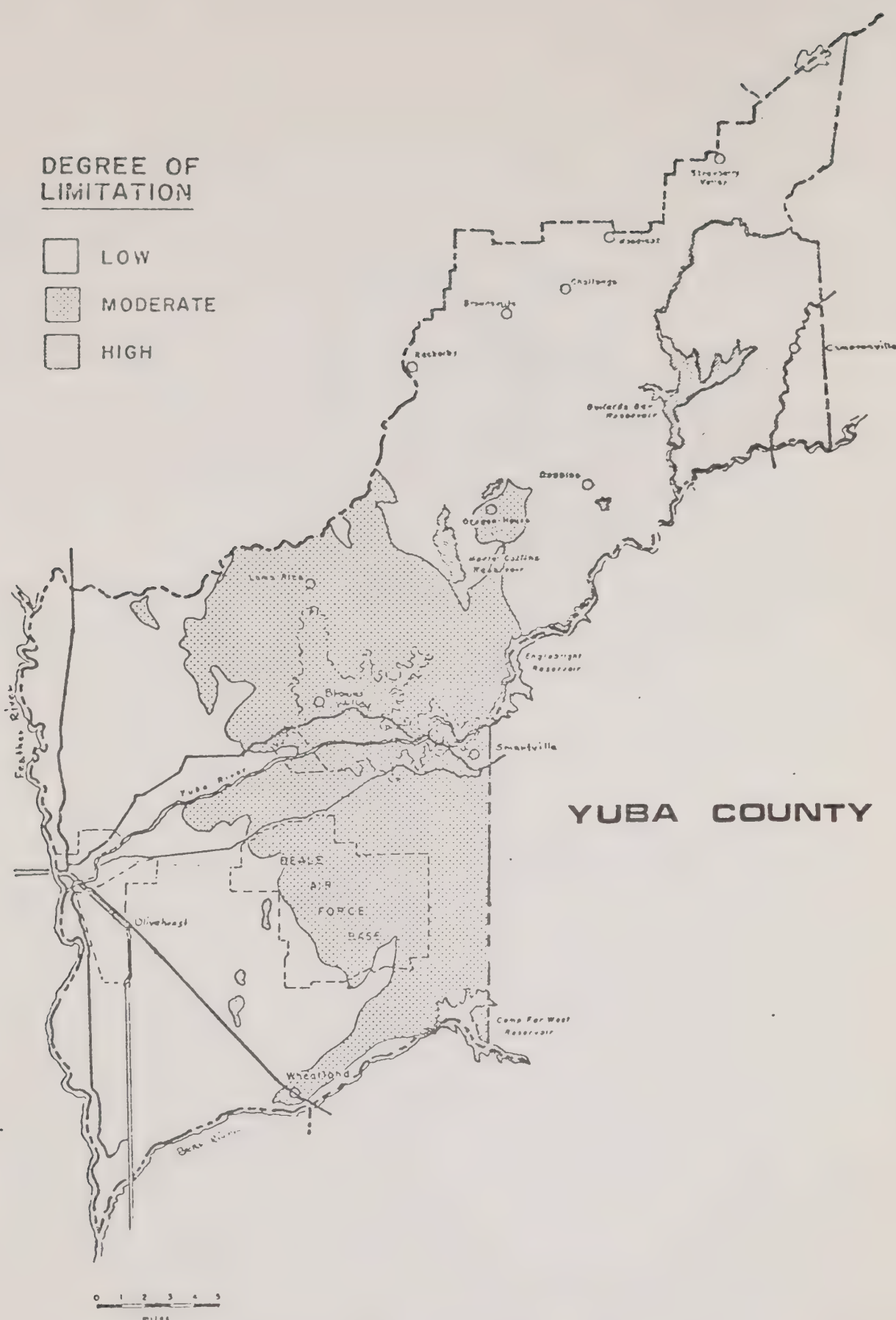
The degree of limitation for septic tank filter fields is shown on Map 9, page 45. At this map scale, almost all of the County exhibits severe limitations; more favorable conditions for septic tanks may be found in localized areas. Soils having severe limitations for septic tank filter fields exhibit one, or a combination, of the following characteristics: excessive slope; unsuitable precolation rate; excessive wetness due to a seasonal high water table; overflow hazard one year in five; poor or very poor drainage; and shallow depth (less than 4 feet) to hard rock or a permanent water table.

As noted above, the map is general, and does not reflect in detail the soil conditions in any particular location. The map does indicate that within Yuba County, caution must be exercised in the development of all areas of the County without provisions for public sewer and water service.

Soil limitations for septic tank filter fields are shown on Map 9, page 45.

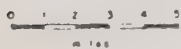
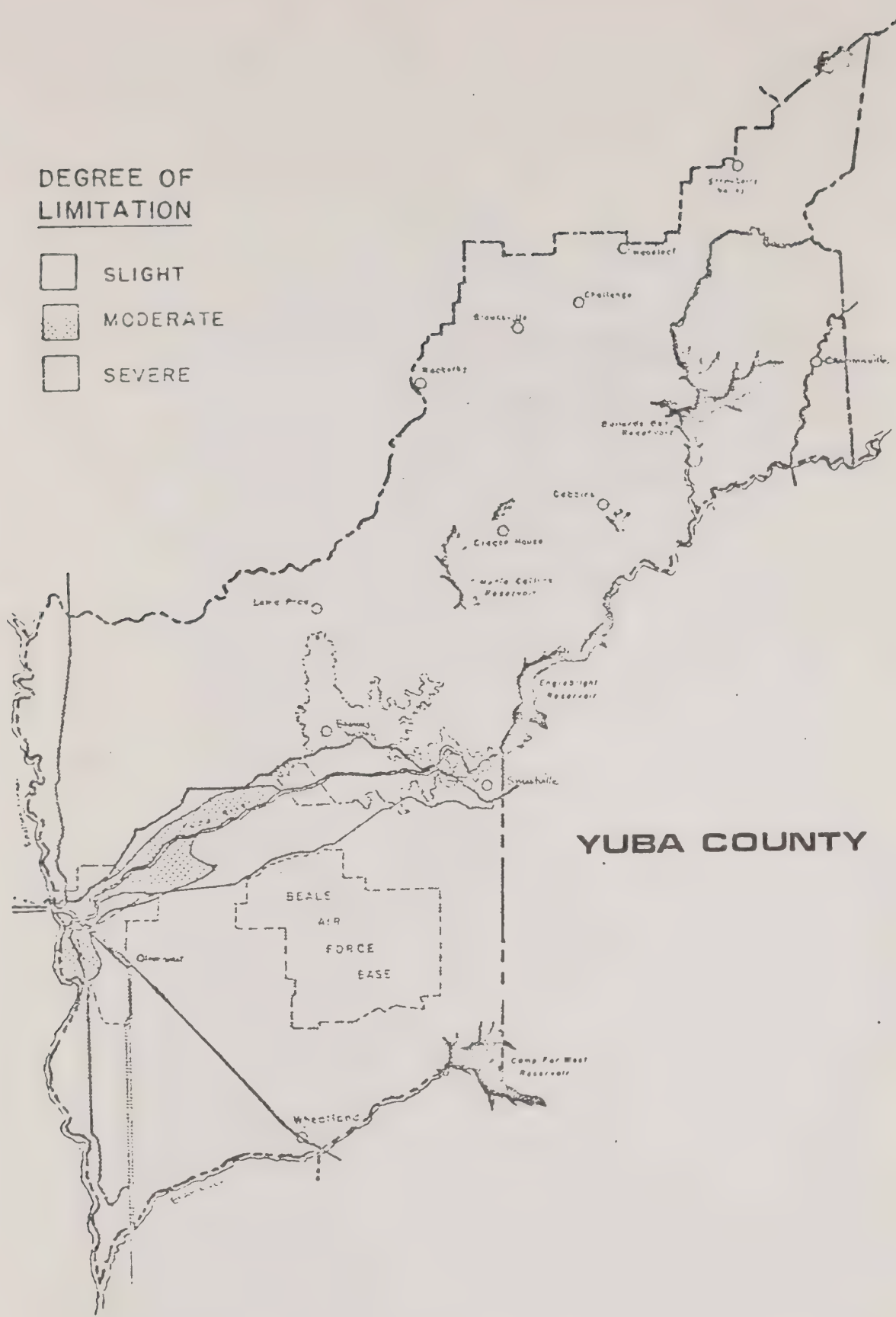
Soil Shrink - Swell Behavior

Soil shrink - swell is that quality of the soil that determines its volume change with wetting and drying. Damage to buildings, roads, and other structures from soil expansion



Map 8
SOIL EROSION HAZARD

Source: Soil Conservation Service,
 Yuba City



Map 9
SEPTIC TANK FILTER FIELDS

Source Soil Conservation Service,
 Yuba City

and shrinking can be severe unless appropriate design and construction principles are utilized where known hazards exist.

Soil shrink - swell behavior classes are given on Map 10, page 47.

Steel Pipe Corrosivity - Soil Corrosivity

Soil corrosivity correlates closely with physical, chemical, and biological characteristics and qualities of the soil. Structural materials, such as concrete or metal pipe will corrode more rapidly in some soils than in others. To be meaningful, corrosivity must be related to a specific building material.

The degree of soil limitation for untreated steel pipe is given on Map 11, page 48.

Allowable Soil Pressure

These ratings show the limitations of a soil for foundation pressure. The degree of limitation is based on allowable ranges of soil pressure in pounds per square foot, and in part influences the size and foundation design of buildings. The criteria for ratings are based on the State Uniform Building Code 28-B. In general, soil conditions that might be expected to lead to foundation failure (sinking, cracking, floating) are swamp soils, very sandy soils, and soils that expand and contract to a high degree with wetting and drying.

The degree of limitations for soil pressure are shown on Map 12, page 49.

Hydrologic Soil Groups

Hydrologic soil groups are used for estimating the runoff potential of soils on watersheds. The soils are classified on the basis of water intake at the end of long duration storms occurring after prior wetting and without the protective effect of vegetation. Soils having slow or very slow water infiltration rates have a slow rate of water transmission into the ground, i.e., water moves across or near the top of the ground surface when these soils are thoroughly wetted.

Development limitations on soils with slow or very slow infiltration rates are related primarily to erosion potential, and septic tanks systems, which are subject to high failure rates on these soils in sloping areas. If septic tanks systems fail on upslope areas, effluent will not percolate into the ground, thus presenting a hazard to residents on downslope areas.

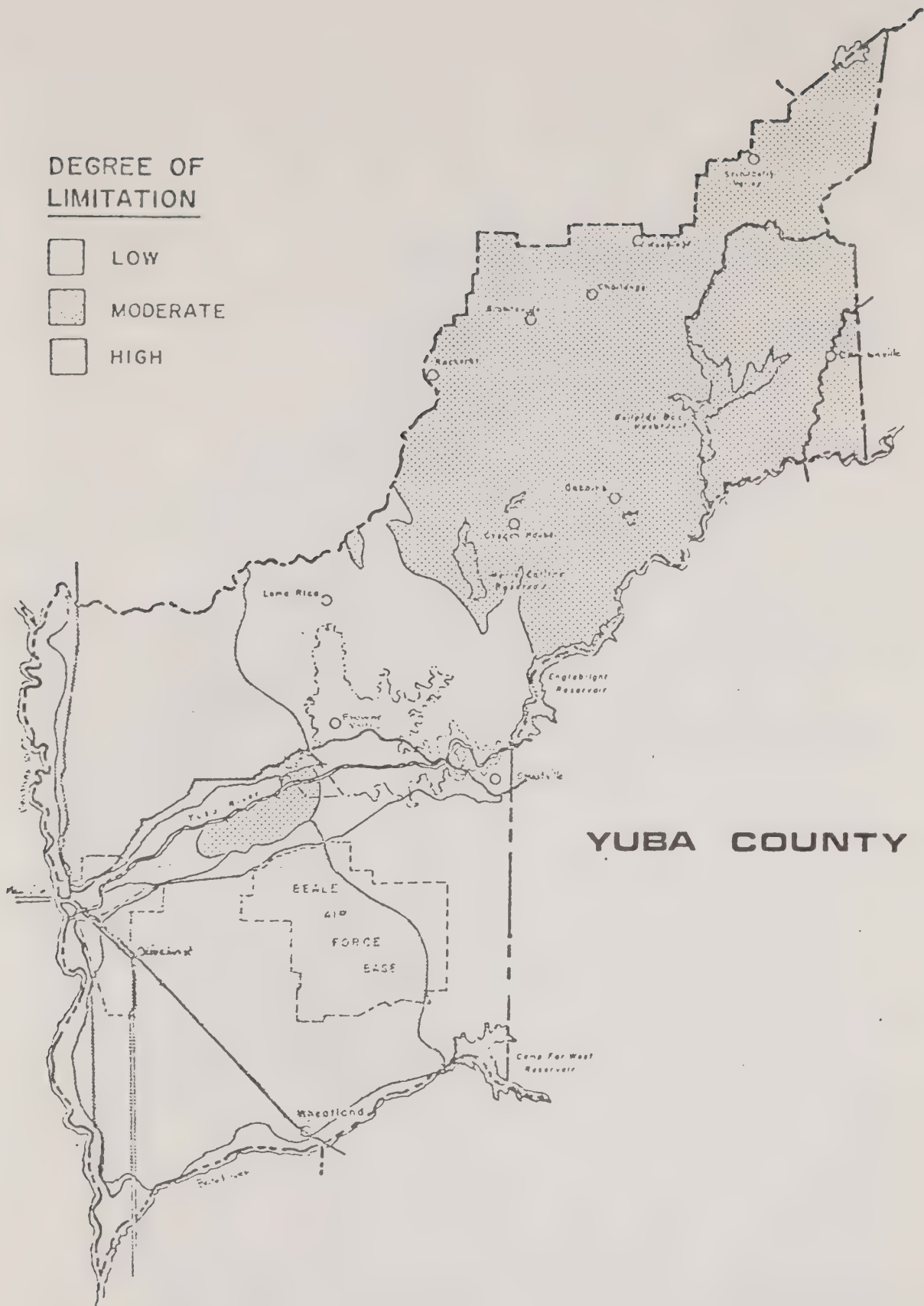
Hydrologic soil groups are shown on Map 13, page 51.

Steep Slopes

There are many limiting factors involved in developing steep slopes. On steep slopes, the removal of ground cover during construction introduces the potential for erosion. As the surface area available for absorption of rain water is reduced by impervious surfaces (roads, parking lots, buildings), runoff is increased and the potential for erosion increased along with it. As a rule, slopes of 10 to 15 per cent or more are more easily erodable than level lands. The extent of erosion during construction and prior to soil stabilization is substantially aggravated on steep slopes.

**DEGREE OF
LIMITATION**

-  LOW
-  MODERATE
-  HIGH



YUBA COUNTY

0 1 2 3 4 5
MILES

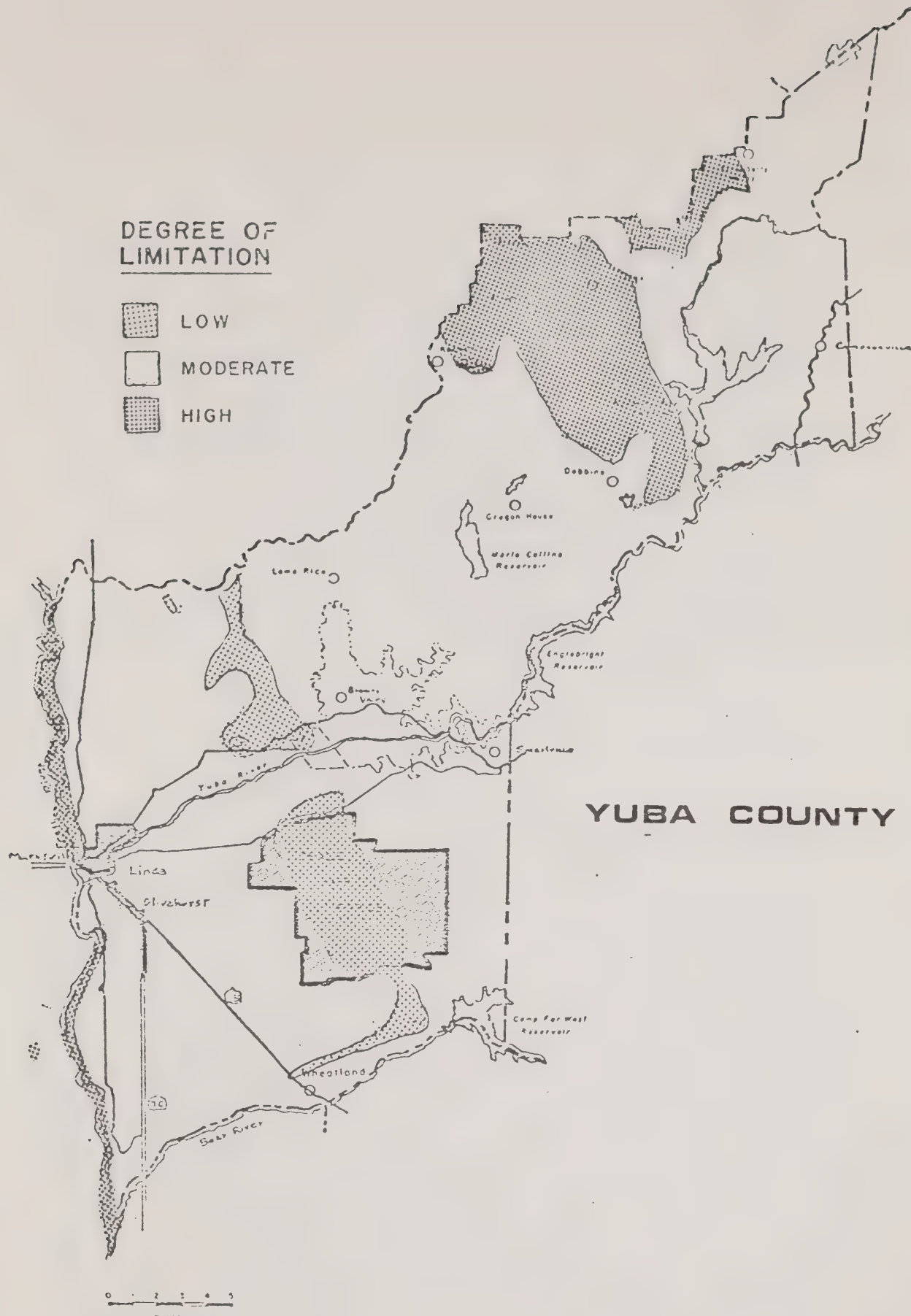
Map 10

SOIL SHRINK-SWELL BEHAVIOR CLASSES

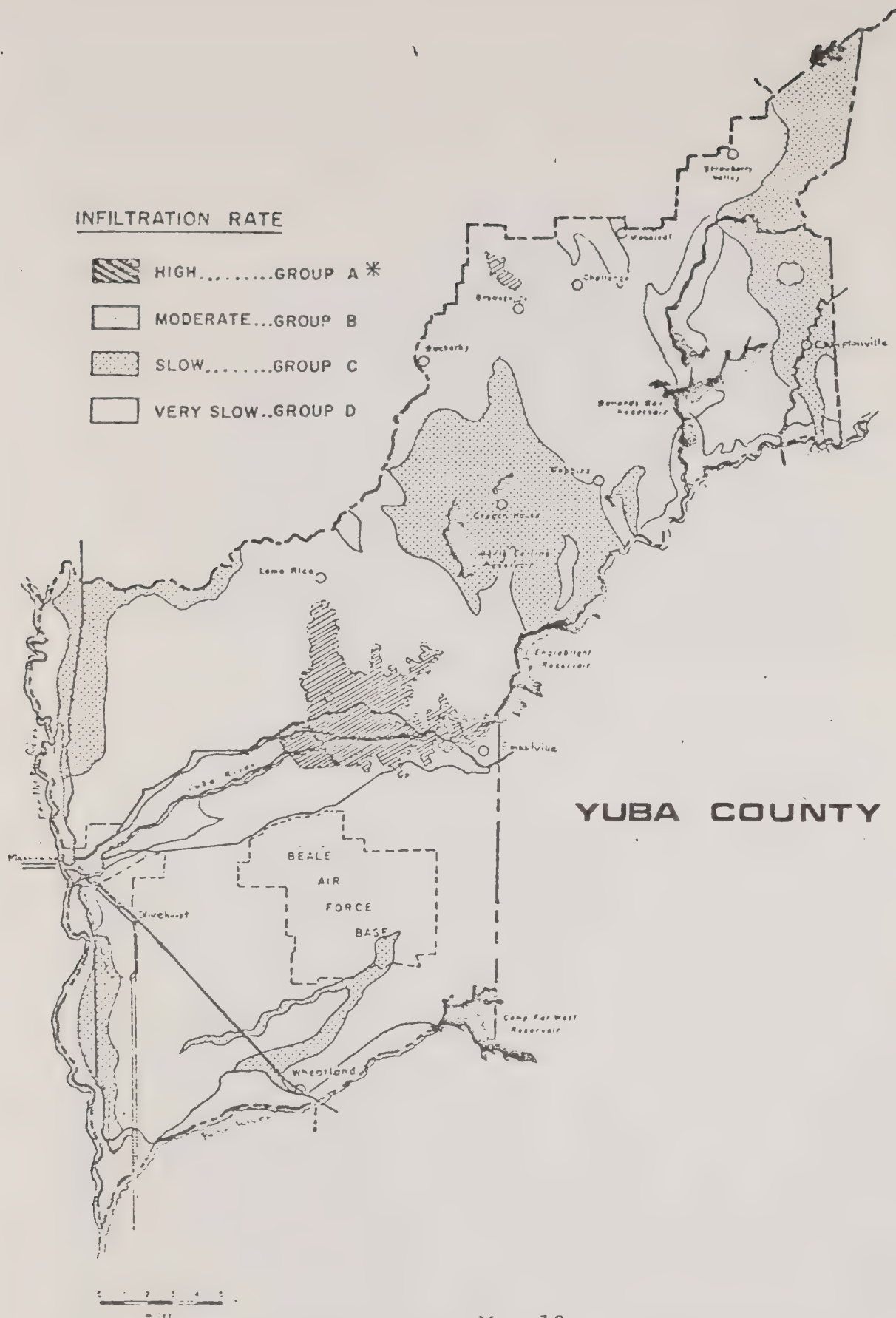
Source: Soil Conservation Service;
Yuba City

☐ LOW
☒ MODERATE
☐ HIGH





Source: Soil Conservation Service,
Yuba City



Septic tanks and leach fields installed on steep slopes are more subject to failure than those on level lands. Where provision is to be made for public water and/or sewage collection systems, the construction difficulties and costs of developing these facilities are greater on steep slopes. The costs of developing and maintaining roads on steep slopes is also generally greater than on level lands -- costs that are usually borne by the public at large. Another potential hazard on steep slopes is the occurrence of landslides when soils are wet. Landslides after heavy rains caused damage to the Marysville Road near Bullard's Bar in 1973.

The type and extent of development on steep slopes must be carefully regulated to insure the safety of residents as well as the quality of the surrounding environment. Parts of the County within which slopes are predominantly in excess of 15 per cent and which possess one or more soil limitations for development are shown on Map 14, page 53.

Floodplains

Floods in Yuba County have taken many lives and caused much property damage. Flood protection afforded by Oroville Dam, the New Bullard's Bar Dam, and extensive levee systems have reduced the threat of widespread flooding in parts of the County, but the potential for serious flooding remains in floodplains and unprotected areas. Some parts of the County are now subject to an annual flood hazard.

The U. S. Army Corps of Engineers have identified floodplains of the Feather, Yuba, and Bear River systems in the County. These floodplains, and areas prone to annual flooding are shown on Map 15, page 55.

The principal existing land uses within the County's floodplains are agriculture, mineral extraction, waste disposal, and recreation. Some urban land uses are present on floodplains in and near the cities of Marysville, Linda, and Olivehurst.

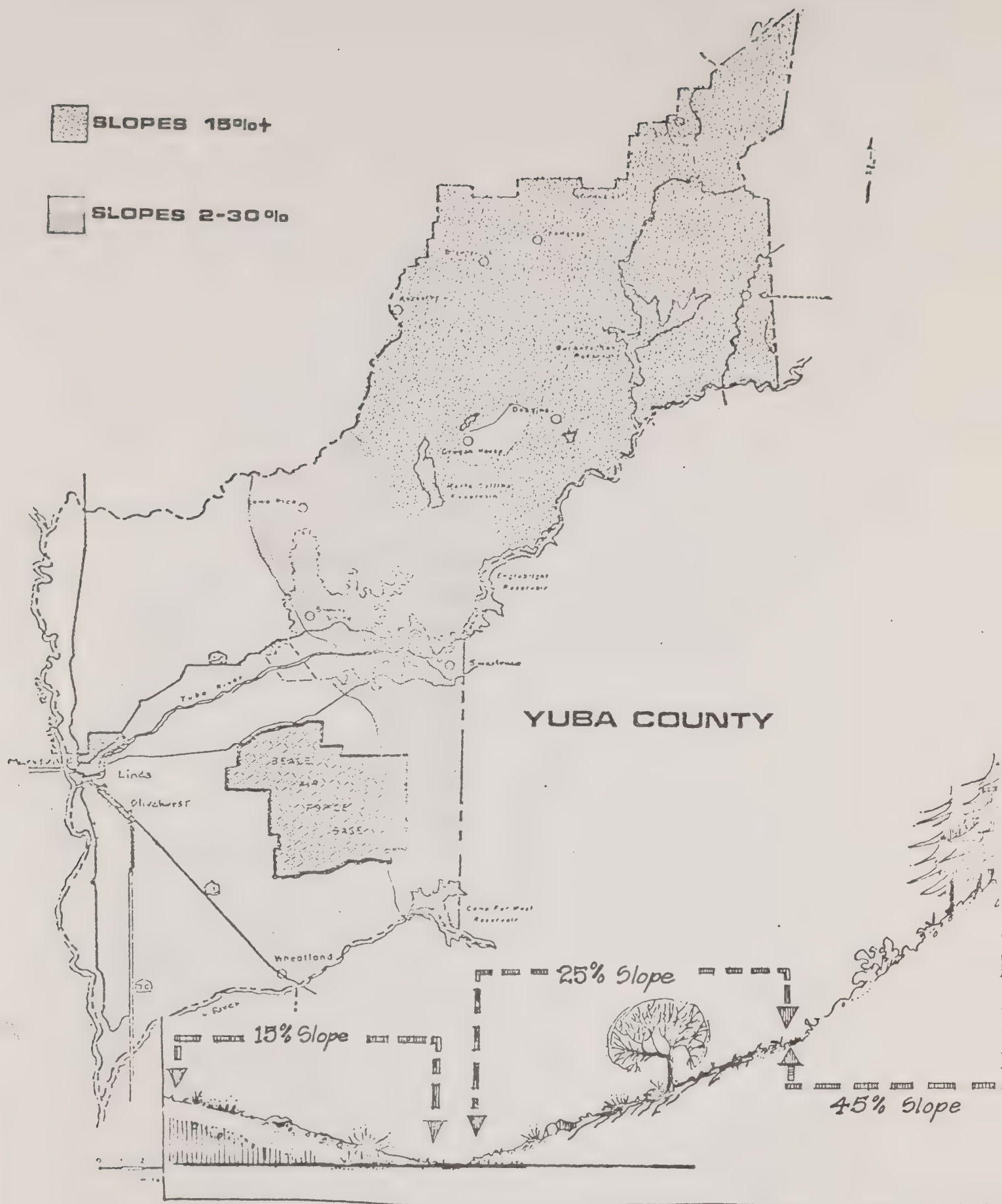
In order to protect public life and property to the maximum extent possible, the County's floodplains should be zoned to exclude permanent residential, commercial, or industrial structures. Land uses that are compatible with the natural functions of the floodplains, such as agriculture, recreation, and wildlife habitat, should be encouraged within these areas. In addition, the disposal of liquid or solid waste materials on floodplains should be prohibited to protect the water quality of adjacent streams.

Fault Zones*

There are several inactive faults in Yuba County. Two parallel faults located east of Browns Valley run through the entire length of the County in a north-south direction. Other faults are located in the mountainous northeast portion of the County. There has been no seismic activity on faults in the County within recorded history. Although theoretically any fault has a potential for activity, information available now does not seem to indicate a need for special mitigation measures based on potential earthquake hazards.




The State of California requires cities and counties to prepare comprehensive General Plan Seismic Safety Elements.

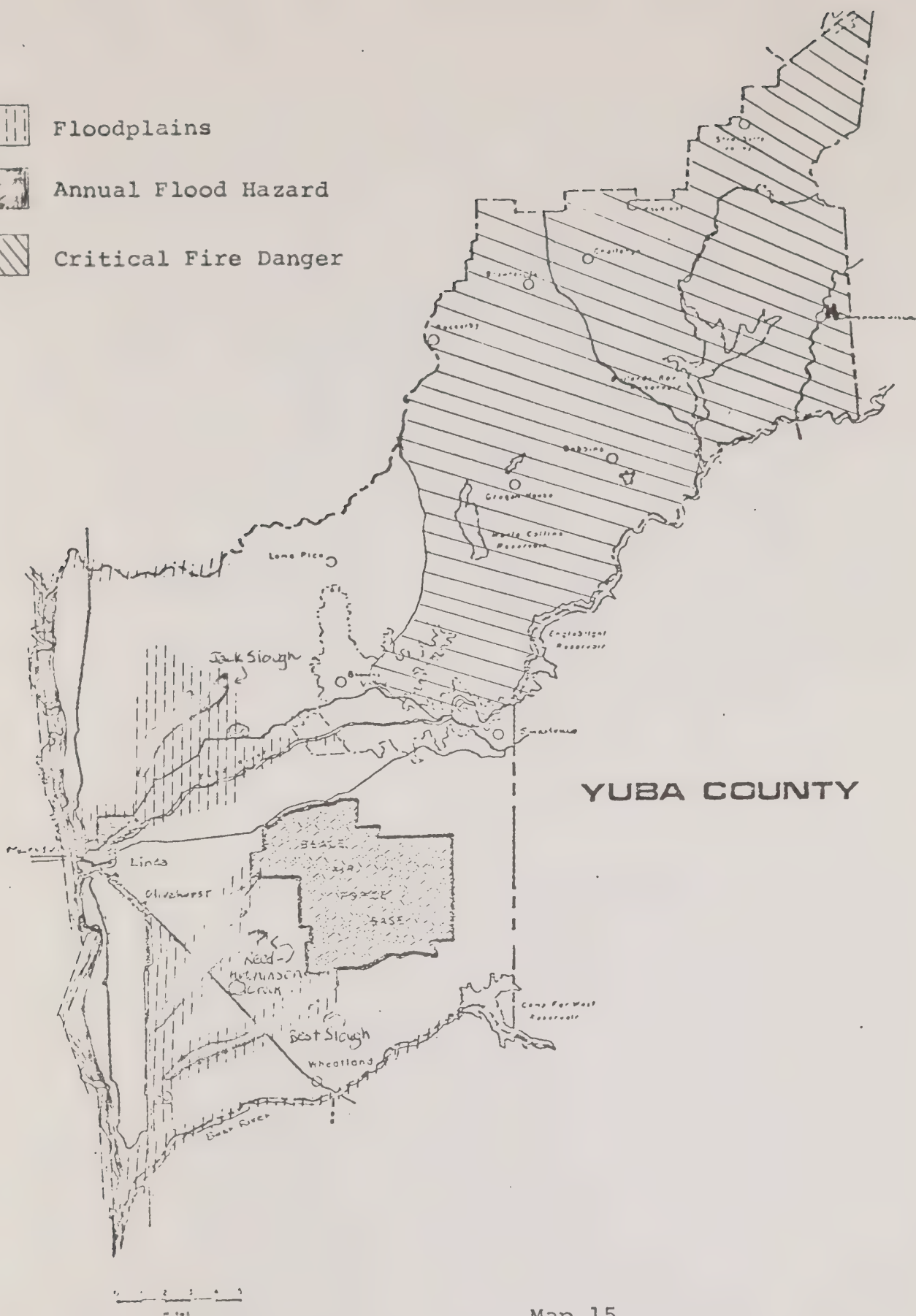
*For a detailed description of geologic features and potential seismic hazards, see "Seismic Conditions Technical Report," Sacramento Regional Area Planning Commission, November, 1973.



Map 14
SLOPES

Source: Soil Conservation Service,
Yuba City

-  Floodplains
-  Annual Flood Hazard
-  Critical Fire Danger



Map 15

FLOODPLAINS AND CRITICAL FIRE DANGER AREAS

Sources U.S. Army Corps of
Engineers
Cal. Division of Forestry
U.S. Forest Service

Future studies undertaken in Yuba County for the preparation of a Seismic Safety Element will present more detailed information on existing faults and potential seismic hazards.

Transportation Corridors

Occupants of land adjacent to major railroads, highways, and airports are subject to high noise levels and other safety hazards. With respect to airports, the presence of height obstructions and high density urban developments within approach zones may endanger aircraft operations as well as people on the ground.

In Yuba County, the principal transportation corridors of concern are the approach zones of Beale Air Force Base and the Yuba County Airport. These areas should be restricted to low density non-residential land uses, whenever feasible, for the public's safety, and to allow the expansion of airport operations in the future.

Fire Control Zones

The dry grassy foothills, mountain canyons, and forest lands of Yuba County are highly susceptible to fire in the dry summer and fall months. Local fire districts, the State Division of Forestry, and the U. S. Forest Service have primary responsibility for fire prevention and control in the County.

The design of homes and residential subdivisions in rural and forested areas can affect the degree of fire hazard present in the development itself, and the ease with which a

fire can be controlled. Subdivision plans in areas subject to high fire dangers should be reviewed by appropriate fire control agencies as a means of assessing potentially hazardous conditions before they are built. A map of critical fire areas is shown on page 55.

Water Quality

Sections of this inventory dealing with soil limitations for septic tank filter fields, watersheds, erosion, steep slopes, groundwater, and floodplains have all addressed in some way the issue of water quality. The maintenance of water quality is and will continue to be a joint effort of local, regional, State, and Federal agencies, with local agencies bearing the primary responsibility for implementing water quality control projects.

The 1971 Water and Sewer Plan of the Yuba County General Plan identified four man-made problems which might impair the water resources of the County. These problems are:

1. Toxic conditions of receiving waters caused by drainage and discharges from industrial uses.
2. Contamination of groundwater basins caused by the improper construction or destruction of water wells. High concentrations of nitrates, which occur in the Valley areas, may be due to the entrance of organic materials through wells which were poorly constructed or sealed.

3. Contamination of surface waters by the improper location of stabilization ponds for sewage treatment. Strict control and maintenance of existing ponds are necessary to limit discharges into the receiving waters.
4. Contamination of groundwater basins by the improper design and/or location of septic tank filter fields.

Water quality problems can usually be prevented or solved through good planning, sound engineering and effective legislation. The Yuba-Sutter County Health Department is currently revising their well and septic tank regulations to conform to guidelines adopted by the Central Valley Water Quality Control Board on December 15, 1972. The guidelines specify criteria to be used in determining minimum standards for individual well and septic tank systems based on topography, soil conditions, and lot size. It is the responsibility of the Health Department to review proposed land divisions of two or more lots for compliance with the State's minimum standards. The implementation of these standards should significantly reduce the potential of water pollution by residential waste disposal systems in the County. The County should continue to implement all applicable standards to maintain the high quality of its water resources.

Policies

1. Restrict development on soils having inherent limitations for structures and intensive human use.

2. Control development on steep slopes to minimize slide danger, erosion, and siltation of streams and reservoirs.
3. Minimize loss of life and property by regulating development in areas subject to flooding and high fire dangers.
4. Insure that development within airport runway approach zones, and adjacent to airports is compatible with accident hazards and excessive noise associated with these areas.
5. Minimize water pollution by controlling development to assure a minimum adverse effect on all water bodies.

IMPLEMENTATION

Action Program

To accomplish the goals and policies set forth in this Element, specific actions should be taken by the County. In this section of the Element, a set of recommendations have been developed as a guide for the implementation of broad policy concerns. The recommendations that are presented do not represent all the actions that may be necessary to achieve the Element's goals and implement the policies. They are suggested short-term actions designed to be accomplished in the near future. Goals and policies should continue to guide the County in its efforts to preserve and utilize valuable open space and natural resources. The goals, policies, and recommendations should be reviewed, revised, and updated periodically to represent the wishes of the County's population.

There are several important values which should be recognized when implementing the goals and policies of this Element. The recommendations presented here have been developed with due consideration of these values:

1. Individual citizens and private groups should be encouraged to participate on a continuing basis in the planning, programming, and effectuation of open space preservation.
2. Private property rights must be recognized and respected, and private activities should be regulated only to the extent necessary to serve the public interest in realizing open space goals.

3. The multiple use of public open space land should be encouraged whenever feasible to maximize the benefits obtained from public investments.

In order to maximize the County's fiscal and administrative capabilities, a priority system for implementing the recommendations should be established. The priority system should be based on a set of criteria if the system is to be equitable and valid. The following criteria might be used by the County to assess the relative priority of the recommendations, and to determine the timing of implementation measures:

1. The fiscal capability of the County to implement a recommendation.
2. The degree to which a recommendation would contribute to the well being of the public-at-large.
3. The relative urgency of actions required to protect or preserve an open space feature.

The County should strive to develop a priority system for the recommendations as soon as possible after the adoption of this Element.

The following recommendations are listed by open space category, in the order presented in the Open Space and Conservation Inventory.

OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

Recommendations

1. Amend the County Zoning Ordinance to create a Floodplain Zone to include provisions for minimum streamside setbacks to protect riparian wildlife habitat and water quality.

2. Maintain Residential Estate Zoning (minimum lot size, 1/2 acre) in the Plumas Lake area to protect wildlife values.

3. Encourage the Army Corps of Engineers, or appropriate State agencies to secure easements around Plumas Lake to protect fish and wildlife habitats.

4. Encourage landowners and developers to maintain and enhance native vegetation, such as tree groves, on their property whenever feasible.

5. Maintain vegetation on critical watershed lands through the application of appropriate zoning controls.

6. Continue cooperation between the County, local water agencies, the U. S. Forest Service, and all other agencies concerned with the management of watershed land and water use.

7. Continue to implement appropriate local and State regulations to maintain the quality of water resources in the County.

8. Continue to evaluate proposed developments as to their potential impact on fish and wildlife habitats, rare and endangered plant species, water resources, and other features of the natural environment as provided for through the County's Environmental Impact Assessment process (County Ordinances #1973-59, #1973-60, #560).

OPEN SPACE FOR THE MANAGED PRODUCTION OF RESOURCES

Recommendations

1. Amend the County Zoning Ordinance to create an Exclusive Agricultural Zone for application on prime Yuba County soils and other appropriate agricultural land.

2. Amend the County Zoning Ordinance to create a Commercial Forest Zone for application on productive timber lands.

3. Encourage the United States Forest Service to continue its policies of protection and multiple use management of National Forest lands in the County.

4. Initiate studies to determine the land use capabilities of the County's range lands, including their inherent suitability for livestock production, recreation, and urban development.

5. Encourage the application of sound range management techniques on private and public lands.

6. Consider implementation of the California Land Conservation Act of 1965 (The Williamson Act) to preserve agricultural, forest, and rangeland resources.

7. Prepare and adopt an ordinance requiring use permits for mineral extraction operations.

8. Regulate land uses that would restrict or deter mineral production.

9. Initiate studies to determine additional surface water supplies for domestic and agricultural uses to conserve groundwater supplies.

OPEN SPACE FOR OUTDOOR RECREATION

Recommendations

1. Establish a County Parks and Recreation Commission to determine future policies and directions for the County's involvement in the provision of parks and recreation facilities.

2. Continue to provide revenue sharing monies for the development of parks and recreation facilities in urbanized unincorporated areas, and seek out other financial support for such projects.

3. Investigate and encourage methods of providing additional public access along the County's rivers, including the acquisition of recreational easements and/or land by Federal, State, local, and private agencies, and the development of appropriate private recreation facilities in these areas.

4. Encourage the U. S. Forest Service and other public agencies to continue to provide recreation facilities on public lands in the County.

5. Maintain wildlife resources and promote the recreation and tourism potential of hunting on public and private lands in the County.

6. Encourage Federal, State, and private concerns to acquire, restore, and preserve historical and archaeological sites in the County, or obtain grants from Federal, State and private sources for historical and archaeological restoration programs.

7. Continue to evaluate the potential impact of proposed developments on historic and archaeological sites as provided for through the County's Environmental Impact Assessment process (County Ordinances #1973-59, #1973-60, #560).

8. Develop criteria for, and identify potential riding, hiking, and bicycle trail routes in the County, and investigate funding sources for the development of recreation trail systems in the County.

9. Update and implement the Scenic Highways portion of the County's General Plan Circulation Element, and establish regulations within scenic highway corridors for the control of unsightly signs and roadside development.

OPEN SPACE FOR PUBLIC HEALTH AND SAFETY

Recommendations

1. Carefully monitor and evaluate new sites for urban development in areas having:

- a. a high degree of soil shrink-swell behavior;
- b. severe limitations for septic tank filter fields;
- c. a high degree of potential for untreated steel pipe corrosivity;
- d. slow or very slow water infiltration rates;
- e. high soil erosion hazard;
- f. severe limitations for allowable soil pressure.

2. Encourage sound soil management practices when removing soil materials on steep slopes, pursuant to recommendations of the U. S. Soil Conservation Service, and require soil stabilization measures on excavated slopes as necessary to prevent erosion.

3. Initiate additional studies to obtain precise maps and evaluations of soil groups in areas of greater than 15% slope to determine development limitations.

4. Amend the County Zoning Ordinance to create a Floodplain Zone that would regulate development within the County's floodplains.

5. Adopt zoning plans for airport runway approach zones

that permit only such uses as are compatible with low flying aircraft and other hazards of aircraft operations.

6. Encourage light industry, agricultural, or recreational land uses adjacent to Beale Air Force Base and the Yuba County Airport.

7. Evaluate proposed developments in areas of high fire danger for potential fire hazards and require appropriate mitigation measures prior to approval and construction.

8. Continue to implement State and local regulations for industrial and domestic waste disposal to prevent water pollution and possible health hazards.

9. Prepare and adopt an ordinance regulating the construction, use, and destruction of wells to protect ground water quality.

10. Regulate development on steep slopes and highly erodible soils on watersheds to prevent siltation of streams and reservoirs.

11. Continue studies to determine the optimum feasible water and sewer systems for rural communities.

12. Continue to evaluate proposed developments with respect to the public's health and safety as provided through the County's Environmental Impact Assessment process (County Ordinances #1937-59, #1973-60, #560).

Existing Implementation Tools

Yuba County has a number of existing ordinances and measures related to the management of natural resources, open space lands, and urban development. These existing regulations will continue to serve as the basic tools for implementing the goals, policies,

and recommendations in this Element. Table A - Existing Implementation Tools for Open Space Preservation, on page 69 provides a listing of regulations currently employed for open space and natural resources preservation in the County, and the agencies responsible for implementing the regulations. The activities of interested citizens groups and quasi-public organizations in the management and development of open space lands are also indicated in this Table.

Additional Implementation Tools and Financing the Implementation Program

A comprehensive survey of available regulatory methods of which a governmental body can manage its open space and natural resources is given in Appendix C. Some of the additional implementation measures suggested in the Action Program recommendations are included in this survey.

The fiscal resources of the County will be a limiting factor in the timing and ability of the County to effectively implement this Element. Property tax revenues cannot be relied on as the sole source of funds for open space acquisition or enhancement programs. Supplemental revenue sources which could be utilized to finance portions of the open space implementation program are given in Appendix C.

Cooperation and Coordination

Many of the Action Program recommendations presented in this Element will require the coordinated efforts of public agencies in Yuba County and Regional, State, and Federal agencies for implementation.

Table A - Existing Implementation Tools for Open Space Preservation

PLANNING BODY	JURISDICTION	ORG.	FUNDING	TOOLS and METHODS of OPEN SPACE PRESERVATION
County Planning Commission	Unincorporated Area	Planning Dept.	County Budget Gov't Grants	(1) General Plan (2) Zoning (3) Subdivision Control (4) P.C. Policies (5) Environmental Impact Assessment (EIA)
Marysville Planning Commission	City of Marysville	Building Dept.	City Budget Gov't Grants	(1) General Plan (2) Zoning (3) Subdivision control (4) EIA
Wheatland Planning Commission	City of Wheatland	City Clerk	City Budget Gov't Grants	(1) General Plan (2) Zoning (3) Subdivision control (4) EIA
Undergrounding Committee	Utility easements County-wide	Planning & Engineering Depts., Utility Companies	Undergrounding Funds	(1) Undergrounding of existing overhead utility lines in accordance with State Law.
Historical Society	Historical Landmarks and Sites--established and developed	Committees County Historical Society	Private Contributions	Purchase and restoration of historical sites.
Audubon Society	Yuba County	Society Members	Private Contributions	Public voice in planning future growth.
Public Service Organizations i.e., YMCA, Scouts, Lodges, 4-H	Yuba County	Members	Private Contributions	Public persuasion
League of Women Voters	Yuba County	Members	Member dues	Public voice in gov't decisions
Marysville Joint Unified School Dist.	Marysville City and major portion of unincorporated County	School Board and Staff	Property Tax and gov't grants and aid	(1) Acquisition and Development of Facilities (2) Recreation Programs.
Wheatland Union School Dist.	City of Wheatland			
Camptonville Union School Dist.	Camptonville Area			

Coordination on a regular basis between school districts, water agencies, and various City and County departments is necessary to avoid overlapping or even conflicting efforts, and to achieve maximum results. Cooperation and coordination between the County and State and Federal agencies will contribute to the continued protection of beneficial uses of public lands, and promote the exchange of information and assistance programs that could affect the County in a positive manner.

Continuous Updating

The Open Space and Conservation Element should not be viewed as a static or rigid document. It must be recognized as a continuing attempt to present the needs and desires of citizens for the management of the County's environmental resources. To maintain an up-to-date plan, policy statements should be reviewed annually; a major review and revision program should be conducted every 5 - 7 years, or when significant social, physical, or economic changes occur in the County.

PLANNING BODY	JURISDICTION	STAFF	FUNDING	TOOLS AND METHODS OF OPEN SPACE PRESERVATION
Yuba County Water Agency	Yuba County	Agency Staff & Directors Co. Course	Property tax, Energy Sales, Bonds	(1) Construct Campgrounds, operated by Forest Service (2) Own & operate other Recreational Facilities (3) Lake Control - Yuba County (Ord. #435.
LAFCO (Local Agency Formation Commission)	Yuba County	Directors & County Staff	Property tax & Permit fees	(1) Section 54774 - Government Code
Chamber of Commerce	Yuba County	Executive Secretary & Staff	Memberships & Co. Funding	(1) Public persuasion and voice in Government Decisions.
U. S. Forest Service and Calif. Div. of Forestry	Respective National & State Dist's.	U.S. & State Foresters	Gov't Appropriations	(1) Through Powers and Authority derived from Federal and State Laws
Bureau of Land Management	County-Wide	Own	Gov't Appropriations	(1) Through Powers and Authority Derived from Federal Laws.
Agricultural Associations, ie, Grange, dairymen's, cattlemen's, etc.	County-Wide	Committee Members	Dues	(1) Public Persuasion and voice in Government Decisions
Farm Bureau	County-Wide	Members	Dues	(1) Public Persuasion and voice in Government Decisions
University of California, Sierra Foothills Field Station	Property Boundaries	Own	State Taxes	Experimental Programs in the botanical community & animal husbandry
Sacramento Regional Area Planning Com'n	Sacramento Valley Reg'n	SRAPC Staff Consultants	Gov't Grants Inkind Agreemts.	(1) Review of Federal Open Space Funding Applications (2) Preparation of Regional & Local Open Space Plans.
USAF, Beale AF Base	Own Property	Own	USAF Budget	(1) Clear Zones on own property. (2) Persuading Local Gov't to enact Appropriate Zoning Controls For Areas Contiguous to Base Property.
Soil Conservation Service, Sutter Co. Office Serves Yuba County	County-Wide	SCS Staff	USDA Budget	(1) Test and Classify Soils According to Quality.

APPENDIX A

Fish and Wildlife Resources of Yuba County

Wildlife Resources

Habitat types: (Total acreage: 408,320 acres)

	<u>1963 Acreage</u>	<u>% of County Total</u>
Pine-Fir-Chaparral	126,460	31.0
Woodland-Grass	86,170	21.0
Agriculture	74,129	18.2
Grassland	56,500	13.6
Woodland-Chaparral	30,210	7.4
Urban-Industrial	27,750	6.8
Lakes, Bays, Reservoirs ^{1/}	4,630	1.1
Riparian	2,471	0.6

^{1/} 9,000 acres, 1973.

Wildlife Species

Deer	Wild Turkey
Bear	Barbary Partridges
Coyote	Racoon
Beaver	Pheasant
Gray Fox	Doves
Squirrel	Rabbits
California Quail	Mountain Quail
Duck	Geese
Coots	

Fishery Resources

Rivers and Streams:

<u>Stream Type</u>	<u>Miles of Fishing Water</u>
Trout	109
Warmwater	89
Anadromous	50
	<hr/> 176 Miles

Lakes and Reservoirs:

<u>Water</u>	<u>Type</u>	<u>Surface Acres (Max)</u>
Camp Far West Lake	Warmwater	2,000
Lake Francis	"	105
Lake Mildred	"	80
Englebright Lake	"	815
Bullards Bar Lake	Trout & Warmwater	4,500
Merle Collins Lake	" " "	1,000
Plumas Lake	" " "	100±
Ellis Lake	" " "	24

Fish Species

Trout Streams, Lakes and Reservoirs:

Rainbow Trout, Brown Trout, Kokanee Salmon

Warmwater Streams, Lakes, and Reservoirs:

Black Bass, Sunfish, Catfish, Crappie, Bullhead, Sacramento Perch, Bluegill, Smallmouth Bass

Anadromous Streams:

King Salmon, Steelhead, Shad, Striped Bass, Sturgeon

APPENDIX B

Outdoor Recreation Facilities *

PUBLIC

County

- A. Hammond Grove County Park - 7 acres; picnicking, archery range.
- B. 4-H Camp and Park - 86 acres; group camping, picnicking, trails, fishing pond.
- C. Recreation Site on the Feather River - 9 acres; boat ramp, picnicking (this site is State owned and managed by the County).

State

- D. Spenceville Wildlife and Recreation Area - 11,200 acres; picnicking, fishing, hunting, trails.
- E. University of California Foothills Field Station - 5,200 acres; limited hunting with a permit obtained at the station.

Federal

- F. Tahoe-Plumas National Forests - 46,000 acres; Frog Hollow Campground; Oregon Creek Campground; hunting, fishing, trails, picnicking. Facilities at Bullards Bar-Pepper Campground; boat launch, marina.

Lakes and Reservoirs

- G. Englebright Reservoir - Marina, boat launching and docking facilities, picnicking, hunting, fishing.
- H. Camp Far West - boat launch, picnicking, campground, fishing.
- I. Merle Collins Reservoir - boat launch, campground, picnicking, hunting, fishing.
- J. Lake Mildred - boat launch, campground, hunting, fishing.
- K. Lake Francis - boat launch, picnicking, fishing.

Other

- L. Plumas Lake Golf Club.

PRIVATE

- M. Peachtree Gold Club.
- N. Yuba Goldfields, Inc. - open to the public on a fee basis; hunting, fishing, trails, picnicking.
- O. Pean Grove (Strawberry Valley - Soper - Wheeler Company) 15 acre site; picnicking.

* Letters correspond to Map on page 39.

APPENDIX C

Implementation Measures and Financing Open Space Programs

The following are various methods of preserving open space and conservation areas, listed in approximate order of effectiveness and permanency.

1. Acquisition in Fee

The acquisition of fee title to property is the most effective measure where complete control of future development is desired. The acquisition of property for open space and conservation purposes can be accomplished by purchase, through gifts, or by the process of eminent domain. The terms of acquisition can include:

- a) purchase and use by a public jurisdiction.
- b) purchase-lease back: the land is purchased by a public agency and leased back to the owner for a specified length of time. Under this system, the public body can stipulate permitted uses of the land. A variation, where appropriate, is to grant a life estate for the owner, which would allow him to remain on the property during his lifetime.
- c) purchase-saleback: the land purchased by the public agency is resold to the original owner or a third party, with certain covenants or restricted rights.

2. Acquisition of Partial Interest

When the public desires only limited control of an area, acquisition of partial interest in the property is effective. This method is useful when it is desirable to keep land on the tax rolls, and to permit the land to remain in private management. Such methods of partial acquisition include:

- a) Scenic or conservation easements: A public jurisdiction acquires the right to control land to a degree over and above what may be allowable with public police powers. The easement contract is written to suit the objective of the public body. The contract might include limitations on disturbing the terrain or natural vegetation within the easement. The property owner retains the full use of his land as long as that use is within the limitations of the agreement.

- b) Development rights: The public jurisdiction may acquire the right from a property owner to develop his land to intensive uses. This measure can be used for the same purposes as scenic easements and especially to keep large parcels of land out of development.

When scenic easements and development rights are acquired on private land, the public generally is not allowed access to the property under contract. If the value of any property is diminished by the imposition of scenic easements or control of development rights, the assessment and taxation of the property should be lowered proportionately.

3. Assessment and Taxation

A less permanent means of preserving open space is through the implementation at the County level of the California Land Conservation Act of 1965 (the Williamson Act). This legislation allows owners of agricultural land, or other land utilized for an open space function as specified in the law, to sign ten year contracts with the County, agreeing to maintain their land in an open space use.

- a) Tax concessions. Taxes on lands serving open space functions are deferred or abolished if the land is maintained in its open state.
- b) Differential assessments. Lands are assessed for their productive value instead of potential uses.

4. Regulatory Powers

Regulatory powers, such as zoning and subdivision regulation, can assist in implementing aspects of the Open Space and Conservation Element not involving public acquisition of full or partial interests in property.

- a) Subdivision ordinances. Subdivision regulations can control the total design of a development, including the arrangement of residences, open space, parks, and other public facilities. Ordinances can also specify the use of street trees or minimum landscaping standards in a residential area.
- b) Zoning ordinances. Zoning is the principal method of designating land use and permissible population densities in a general area. Open space districts can be established for the protection of resources; for example, exclusive agriculture or conservation zones.

- c) Other statutes and ordinances. Laws pertaining to conservation and environmental quality, including health regulations, solid waste ordinances and pollution control laws, also indirectly implement the conservation and open space objectives.

Outlined below are some alternative methods to the property tax for financing open space acquisition and development.

1. Subdivision Park Dedication Funds

Jurisdictions are permitted to require developers to dedicate park land or pay in-lieu fees in new subdivisions. The amount of land and in-lieu payments required in a Subdivision Park Dedication ordinance are determined by the local governing body.

2. Building Permit Fees

Some jurisdictions have established Park Funds financed with building permit fees. The fees are calculated by multiplying the valuation of the construction project by a rate set by the City Council. Fees are collected for all types of construction above a minimum evaluation (usually \$500).

3. Gasoline Sales Tax Revenues

Portions of this fund may be used by local jurisdictions to finance the construction of bicycle paths.

4. Federal Funds

A limited amount of Federal funds are made available for local open space acquisitions. These funds are usually offered on a 50/50 matching basis.

5. Cooperation with Other Public Bodies

Whenever feasible, consideration should be given to cooperative efforts by local cities, counties, school districts, and private organizations to supply recreational and other open space areas in the community. Using the combined resources of two or more agencies, it is often possible to achieve results which could not be accomplished by any single agency. Where several agencies in the Community are committed to implementing a common open space goal, cooperation is an effective means of maximizing the public tax dollar.

6. User Fees and User Taxes

For certain intensively developed facilities, user fees and taxes may pay for a portion of the development costs.

7. Real Estate Transfer Tax

A real estate transfer tax, in the form of revenue stamps is charged when real estate changes hands. The current rate, 55¢ per \$500, is determined by the State. The cities in the County receive 1/2 of all revenues collected in the cities, with the remainder going to the County. All of the revenues collected in the unincorporated areas of the County, remain in the County.

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